



48 Weatherhill Road, Smallfield, RH6 9LY

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JAMES DEANE  
ESTATE AGENTS

This beautifully presented double fronted detached bungalow is located within walking distance of the village centre and its amenities.

The property offers versatile accommodation set over two floors. Walking through the front door you are greeted by a spacious entrance with slate effect flooring and downlighting. The dual aspect lounge has patio doors that open out to the rear garden, wood flooring and a feature fireplace. The family kitchen offers a range of solid wood wall and base units, granite work surfaces, range oven, gas hob and tiled flooring. There is the bonus of a separate utility room with space for a washing machine and tumble dryer, as well as direct access to the rear garden.

The well appointed dining room has a vaulted ceiling with exposed beams and a mezzanine area, which



could be used as a home office or study. This area also gives access to the sizeable loft, offering future potential to convert into additional living space STPP.

There are three double bedrooms with the main and second bedroom benefitting from fitted wardrobes. The bedrooms all enjoy wood effect flooring, whilst the upgraded modern family bathroom is finished with a white suite, part tiled walls and downlighting.

Outside is the family garden, which is mainly laid to lawn with paved seating area. There is a detached garage with power and lighting as well as gated side access for vehicles. At the front is an in and out driveway, with parking for multiple vehicles.

Location is always key and it is no exception here. The village offers a range of local services including convenience store, chemist, post office, GP surgery and choice of primary schools. It is close to the thriving town of Horley, which offers residents an excellent mix of local amenities and great transport links to London and the south coast.

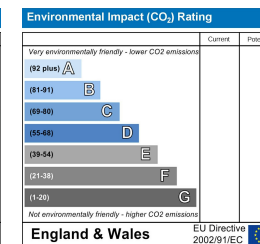
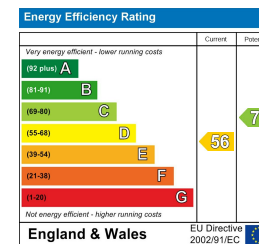
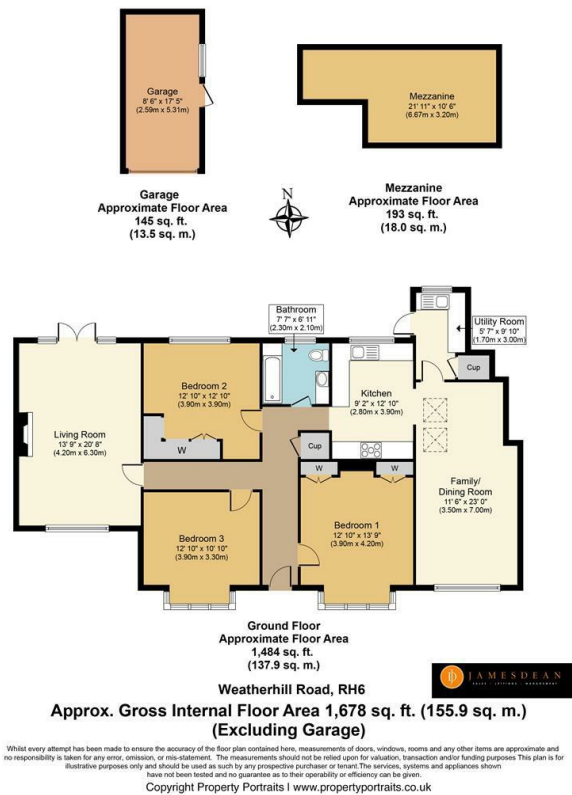
Please note a new central heating boiler has been installed (15th April 2025) with a 5 year warranty.

**Offers In Excess Of £599,950**





# Floor plan



TENURE: Freehold  
Council Tax Band: F

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.