



12 Charlotte Grove, Smallfield, Horley, RH6 9AR

www.jamesdeanproperty.co.uk



J A M E S D E A N
E S T A T E A G E N T S

Located in a popular cul de sac in Smallfield village, is this beautifully presented linked detached bungalow. Lovingly updated both inside and out and offered with NO FORWARD CHAIN, what more could you ask for?

The entrance hall opens through to the bright and airy L shaped lounge diner, with sliding patio doors to the front and side as well as wood effect flooring. An archway leads you into the kitchen with a range of matching wall and base units, space for white goods and part tiled walls.



The property benefits from having two double bedrooms, with the second bedroom having built in wardrobes as well as the main having sliding patio doors accessing the rear garden. A modern bathroom has a white suite, part tiled walls and tiled floor.

Outside to the rear is a well maintained garden with paved seating area, lawn, timber garden shed and hedged borders. The attached garage has light and power as well as a door to the rear garden. Set in front is off road parking for a number of 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 a 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.

Offers In Excess Of £400,000



Floor plan



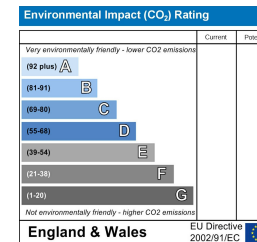
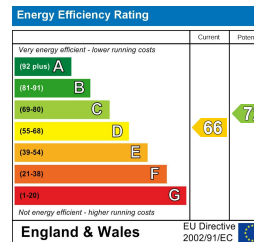
Approximate Floor Area
603 sq. ft
(56.00 sq. m)

Charlotte Grove, RH6

Approx. Gross Internal Floor Area 603 sq. ft / 56.00 sq. m (Excluding Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright Property Portraits | www.propertyportraits.co.uk



TENURE: Freehold
Council Tax Band: E

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

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.