



27 Park Road, Smallfield, RH6 9RZ
Offers Invited £675,000



JAMES DEANE

E S T A T E A G E N T S

Set behind private gates, this detached family home is immaculately presented throughout having been stylishly upgraded by the current owners. The property offers versatile living and can provide four bedrooms or three receptions depending on requirements. It is situated on a stunning private plot with an expansive garden backing onto open fields and within walking distance to the village centre.





JAMES DEANE

E S T A T E A G E N T S

This immaculately presented detached family home offers a perfect blend of modern living and charm. The property has been stylishly refurbished to a high finish and specification, ensuring comfort and elegance. The versatile accommodation allows for either three reception rooms or four bedrooms, catering to your individual needs and preferences.

The downstairs layout includes an entrance porch, internal hallway with newly refurbished guest cloakroom, a home office or fourth bedroom to the front and a spacious triple aspect lounge/diner, which boasts a working fireplace, creating a warm and inviting atmosphere for family gatherings or entertaining guests. The heart of the home is undoubtedly the modern kitchen, equipped with breakfast bar, integrated appliances, stylish charcoal gloss cabinetry and adorned with stunning quartz worktops. Amtico Spacia flooring and solid oak internal doors throughout the property add a touch of sophistication and warmth.

Upstairs features three generously sized double bedrooms, providing ample space for relaxation and privacy. The well-appointed bathroom complements the home's overall design and includes decorative tiling, elegant sanitary ware and a separate quadrant shower. Loft storage completes the upper floor, which provides ample scope for a loft conversion subject to obtaining the usual planning consents.

Set behind a gated drive, the house enjoys a large, expansive garden backing onto open fields that is perfect for outdoor living. The private patio area is ideal for al fresco dining, while the summer house and external home office/hobby room, complete with power and lighting, offer additional space for hobbies or relaxation.

With parking for multiple vehicles, this property combines practicality with style, making it an excellent choice for families or those seeking a peaceful retreat. This delightful home is walking distance to the village centre, which offers a range of local services.









JAMES DEANE
ESTATE AGENTS



- Immaculately Presented Family Home
- Stylishly Refurbished Throughout
- Delightful Garden Backing onto Open Fields with Private Patio and Summer House
- Three/Four Double Bedrooms
- Deluxe Family Bathroom with Separate Quadrant Shower
- Triple Aspect Open Plan Lounge/Diner with Working Fireplace
- Impressive Kitchen/Breakfast Room with Integrated Neff & Bosch Appliances
- Amtico Spacia Flooring & Solid Oak Internal Doors
- Home Office/Study
- Gated Driveway with Parking for Multiple Vehicles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Internal Area: 1560.00 sq ft

Tenure: Freehold

Local Authority: Tandridge DC

Council Tax Band: F

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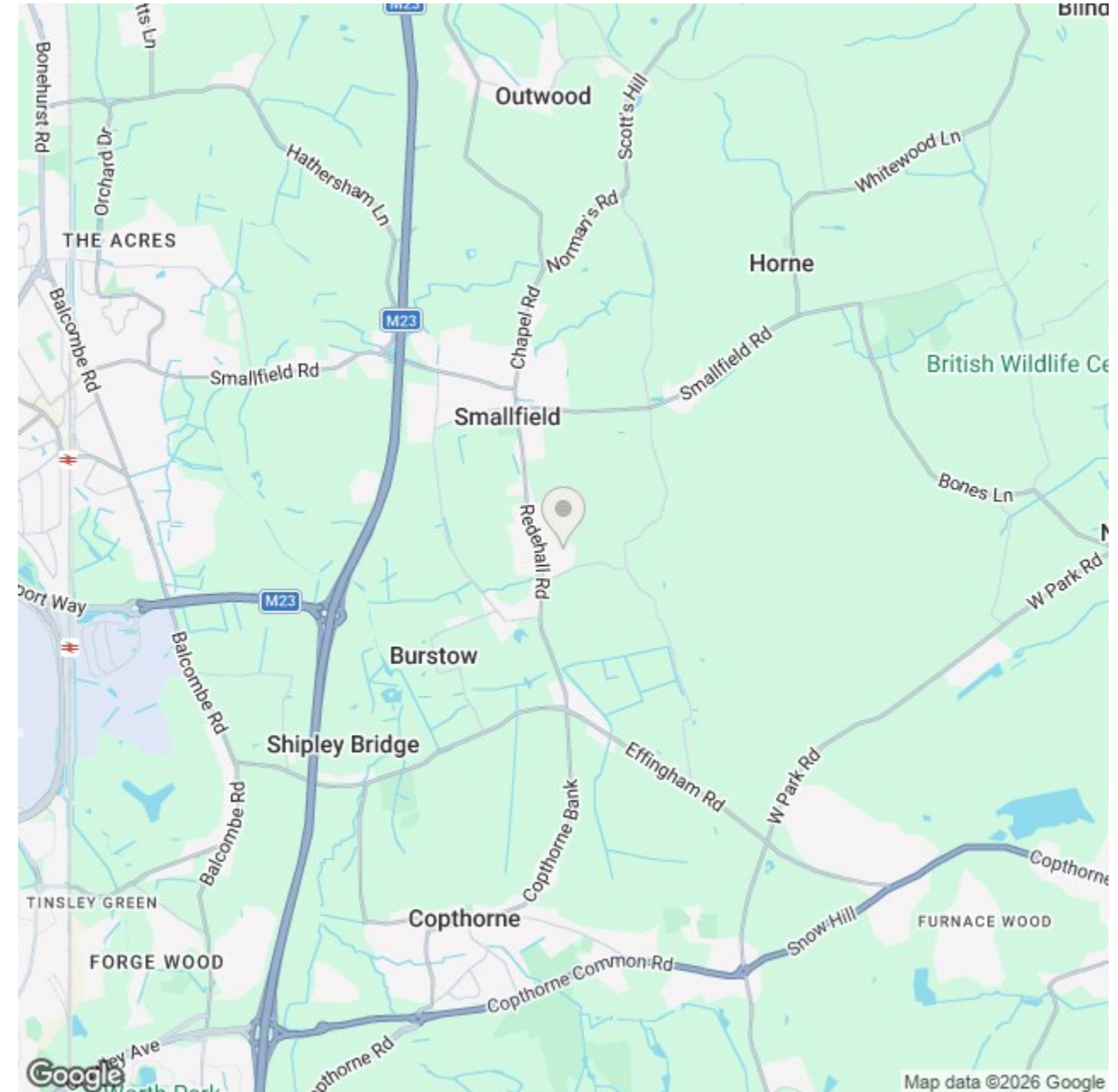
If so we can provide you with a free market appraisal.

Do you need a solicitor?

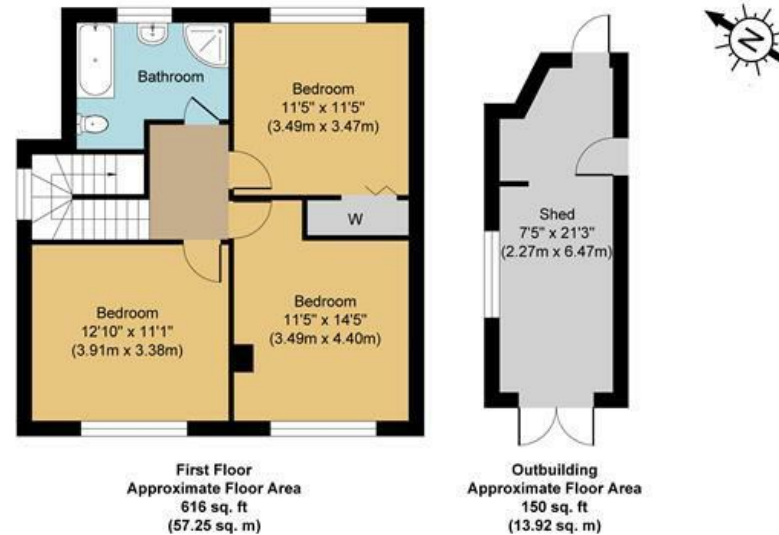
We can provide you with no obligation quotes from our panel of preferred solicitors.

Do you need a mortgage?

We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.



FLOOR PLAN



Park Road, RH6
Approx. Gross Internal Floor Area 1560 sq. ft / 144.89 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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.

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