



ZOOM
HYBRID ESTATE AGENT

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Park Road
Smallfield
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£575,000



- THREE BEDROOM DETACHED CHALET BUNGALOW
- LOUNGE
- KITCHEN
- DINING ROOM
- SHOWER ROOM
- DRIVEWAY FOR SEVERAL VEHICLES
- REAR GARDEN WITH SUPERB CABIN
- SOUGHT AFTER VILLAGE LOCATION
- UTILITY ROOM

Ref: PRA12837



Viewing Instructions: Strictly By Appointment Only

General Description

Zoom are delighted to offer for sale this good sized three bedroom detached chalet bungalow situated at the bottom of a small Cul-De-Sac located within the sought after village of Smallfield boasting superb countryside views. The property has been improved by the current vendors and in brief comprises of an entrance hall, downstairs WC, refitted kitchen, dining room, triple aspect lounge, utility room, three bedrooms and a shower room. Outside the property is an enclosed rear garden which boasts a superb garden cabin which would be ideal for working from home or as an entertaining space in the summer months. To the front is a driveway for several vehicles and a garage. Further benefits include double glazed windows and gas central heating, making for an ideal family home an internal viewing comes highly recommended to appreciate in full.

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

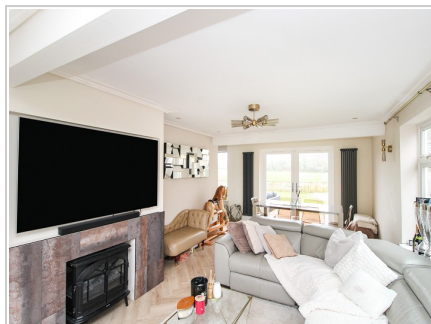
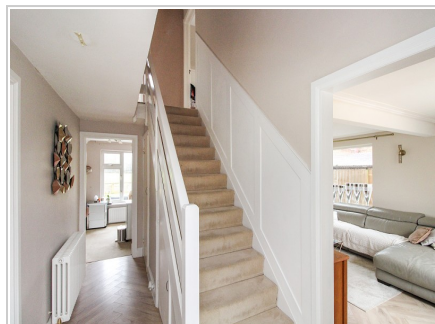
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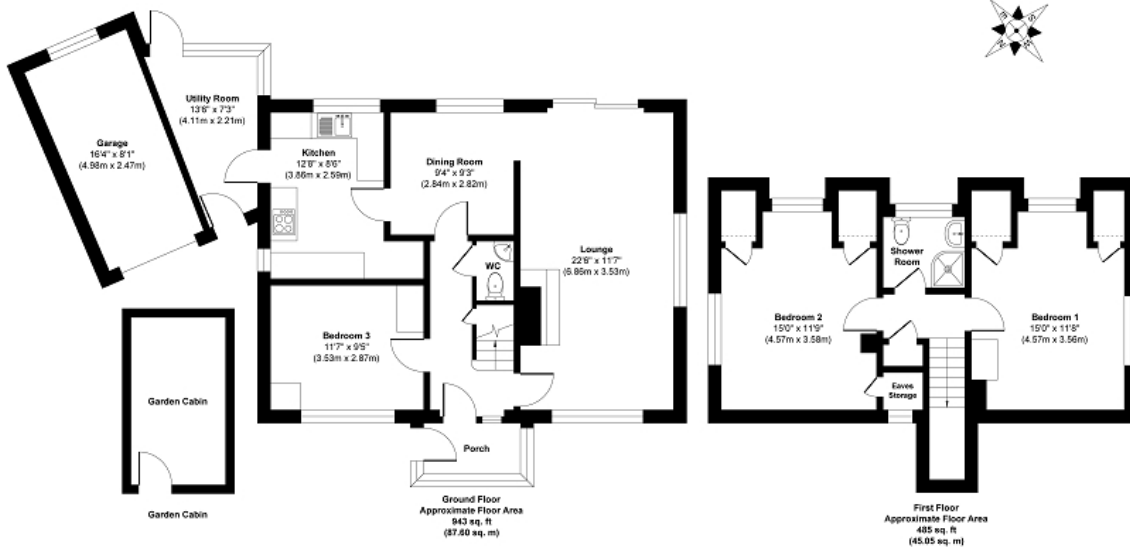
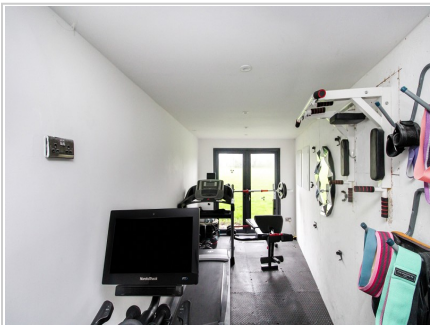
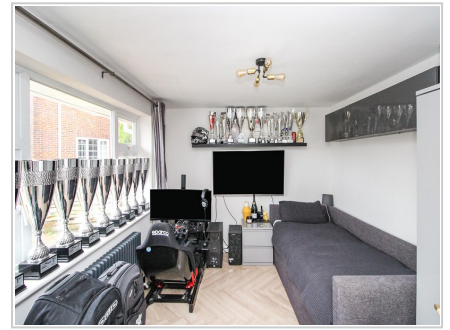
Tenure

We are informed that the tenure is Freehold

Council Tax

Band F





Approx. Gross Internal Floor Area 1428 sq. ft / 132.65 sq. m (Excluding Garden Cabin)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without

consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.