



**Pendene, Nightingale Avenue,  
West Horsley, Surrey, KT24 6NZ**

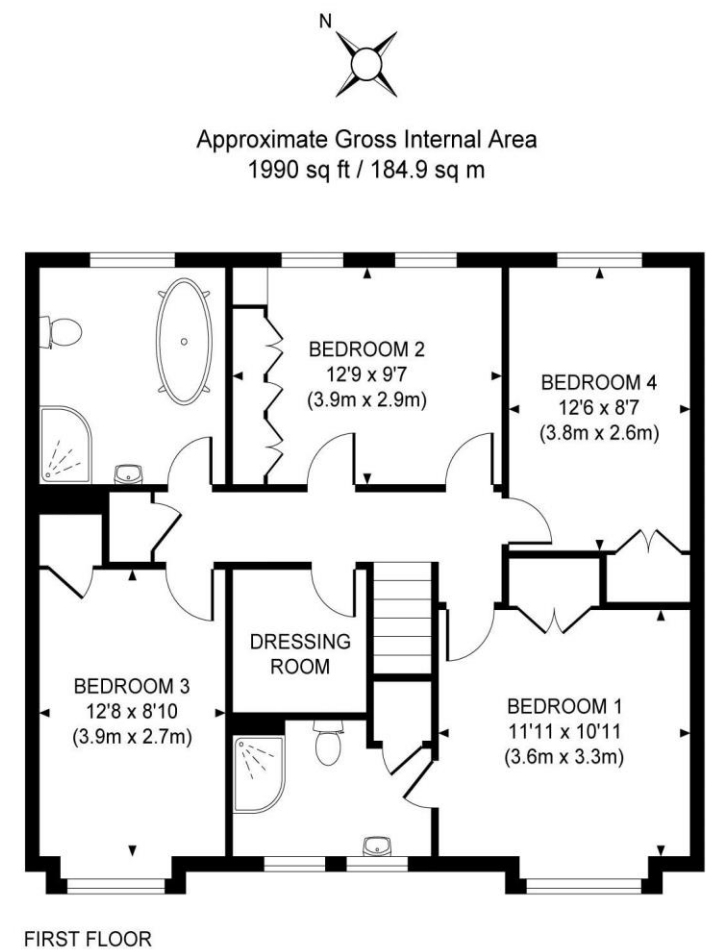
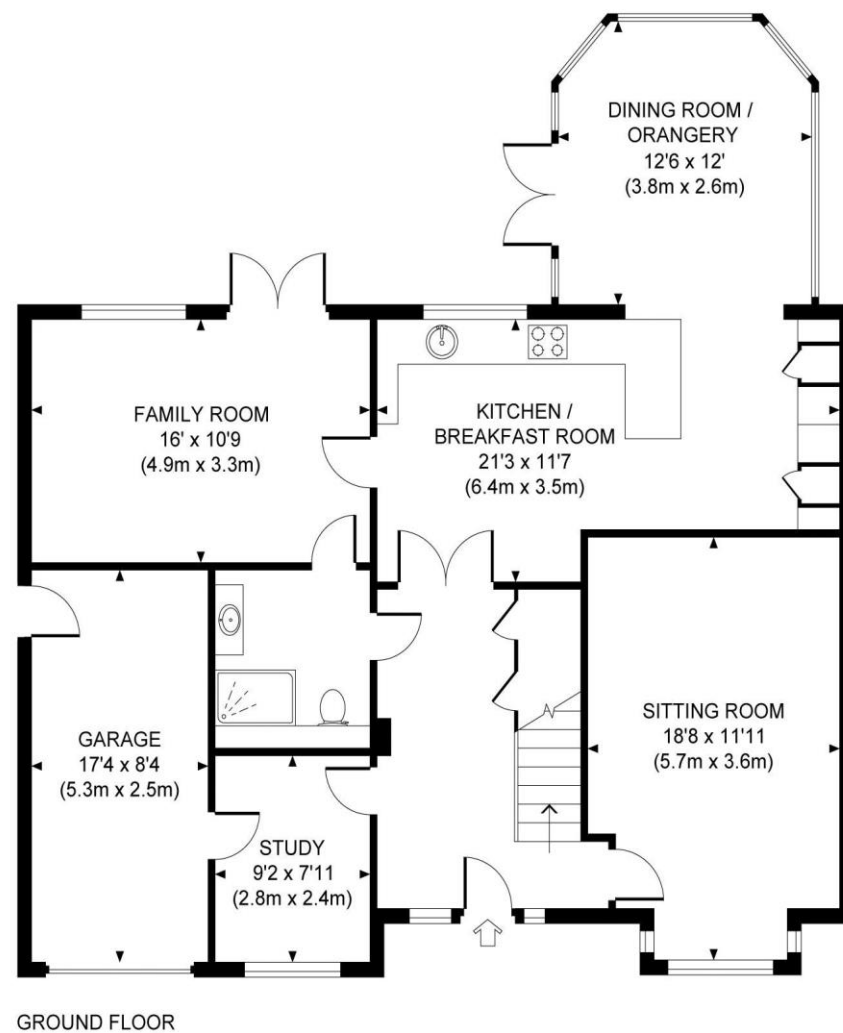
**£1,200,000 Freehold**

**Directions**

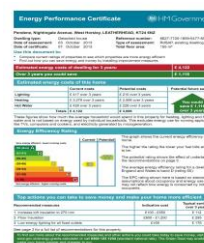
From our East Horsley office turn right onto Ockham Road South and carry on under the railway bridge. Take the first turning on the left into East Lane and then take the first turning on the right into Nightingale Avenue. Pendene can be found on the right hand side.

**Local Authority**

Guildford Borough Council: 01483 505050



Approximate Gross Internal Area  
1990 sq ft / 184.9 sq m



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A beautifully refurbished and remodelled detached home that provides family living within The Raleigh School catchment area and within walking distance of East Horsley village and station.



**THE PROPERTY**

A 4 bedroom detached house located within a short walk of East Horsley village centre and station and 300m from the 'Outstanding' Raleigh School. On the ground floor is an excellent sized hallway with glossed tiled flooring that extends into the L-shaped kitchen/dining room. A superb L-shaped room with a modern kitchen with a good range of wall and base units with a fitted Miele dishwasher, microwave, twin Neff ovens, Miele four-ring induction hob, quartz work surfaces, sink with boiling water tap and a useful breakfast bar. The dining area is glazed to three sides with double opening doors to the rear terrace and garden. Off the kitchen is the family room with built-in shelves and storage also with double opening doors to the rear. There is also a downstairs shower/cloakroom with an additional door into the family room so can be used as a ground floor bedroom if required. Also off the hallway is an excellent study with built-in storage, feature shutters and access into the attached single garage with electric up and over door. The other side of the hall houses the lounge with a wide square, bay window to front with feature shutters. Upstairs the master bedroom has a double opening wardrobe cupboard with an ensuite shower room off. Bedroom two also has storage as does bedroom three. Bedroom four is another good double all of these serviced by the family bathroom with walk-in shower and separate bath. An additional enclosed room works well as a dressing room and could easily be incorporated as part of the master bedroom suite. Outside there is a blocked paved driveway with parking for a number of cars, an area of lawn and to the rear there is a terrace, lawn and feature shrub bed screened from the neighbours by mature hedging. Council Tax Band F.

