



**47 Northcote Crescent,  
West Horsley, Surrey, KT24 6LX**

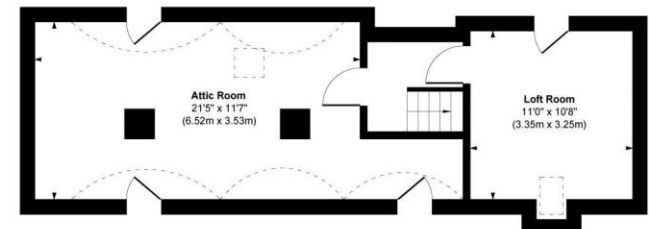
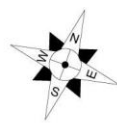
**£995,000 Freehold**

### Directions

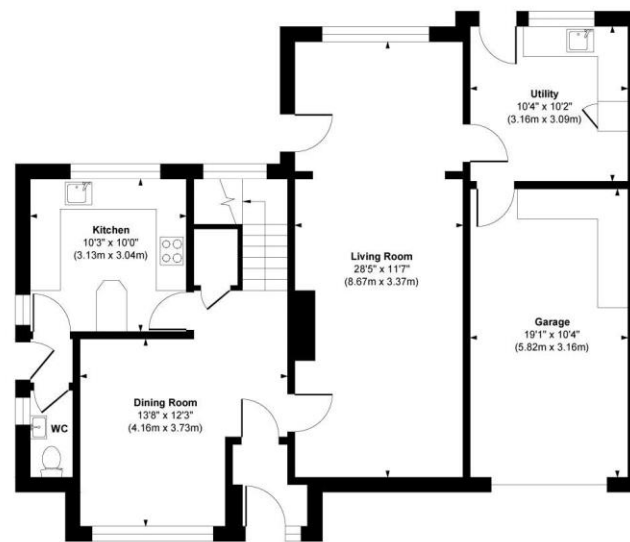
From our office in East Horsley turn right under the railway bridge along the Ockham Road North and first left into East Lane. After about ¼ mile turn right into Northcote Road then right past the school where no. 47 will be found along on the right hand side.

### Local Authority

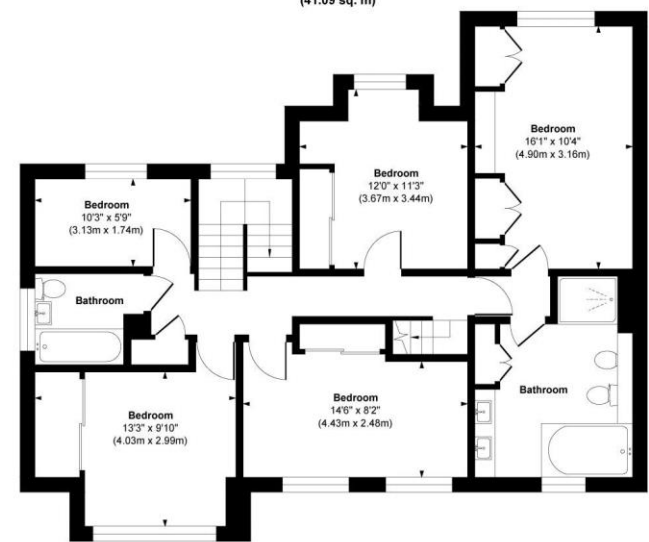
Guildford Borough Council: 01483 505050



Second Floor  
Approximate Floor Area  
442 sq. ft.  
(41.09 sq. m)



Ground Floor  
Approximate Floor Area  
1021 sq. ft.  
(94.90 sq. m)



First Floor  
Approximate Floor Area  
953 sq. ft.  
(88.54 sq. m)

**Approx. Gross Internal Floor Area 2416 sq. ft / 224.53 sq. m**  
Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.



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Surrey, KT24 6LX**

Located in a quite cul-de-sac within walking distance of East Horsley village centre and The Raleigh school a detached, five bedroom family home with a lovely mature garden.



**THE PROPERTY** An attractive tile hung five bedroom, two bathroom, family home located in a quiet cul-de-sac close the 'outstanding' Raleigh School and within walking distance of East Horsley village centre and station. Through the front door there is a useful lobby and further door into the hall that is open to the light and bright dining room on your left. On the right the lounge has been extended to the rear creating a large reception room with a door out to the garden and oversized window bringing the garden into the room. The excellent utility room has space and plumbing for a washing machine and tumble dryer, additional storage and a sink, a door to the outside plus access into the integral garage. The kitchen/breakfast room has a good range of units, Stoves cooker, built-in fridge/freezer, dishwasher and kitchen table. To the side is a lobby with access into the cloakroom and a door to the side. Going up the stairs there is a picture window on the half landing that lights up the hall and landing off of which are the five bedrooms and family bathroom. The master suite has double and triple built-in wardrobes and an ensuite with a bidet, walk-in shower and whirlpool bath. Bedrooms two, three and four are all doubles with built-in storage. Bedroom five is a single room and is currently used as a study. Up a further steep staircase into the loft there is a bonus room with a Velux window designed for storage but ideal as a play room if desired. At the front of the house there is a tarmac drive with parking for 2-4 cars and an area of lawn with mature hedging to the boundaries. At the rear there is a patio adjacent to the house which includes a covered BBQ area and calming water feature. Beyond there is a good sized area of lawn and a path to a secondary terrace that enjoys the late afternoon and evening sun. Concealed behind a trellis are two garden sheds. Mature flower shrub beds and high hedging gives the garden a high degree of privacy. The solar panels on the roof are owned by the occupier and generate electricity for the house in addition to feeding surplus energy into the national grid for which the owner gets paid. Council Tax Band F.

