



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

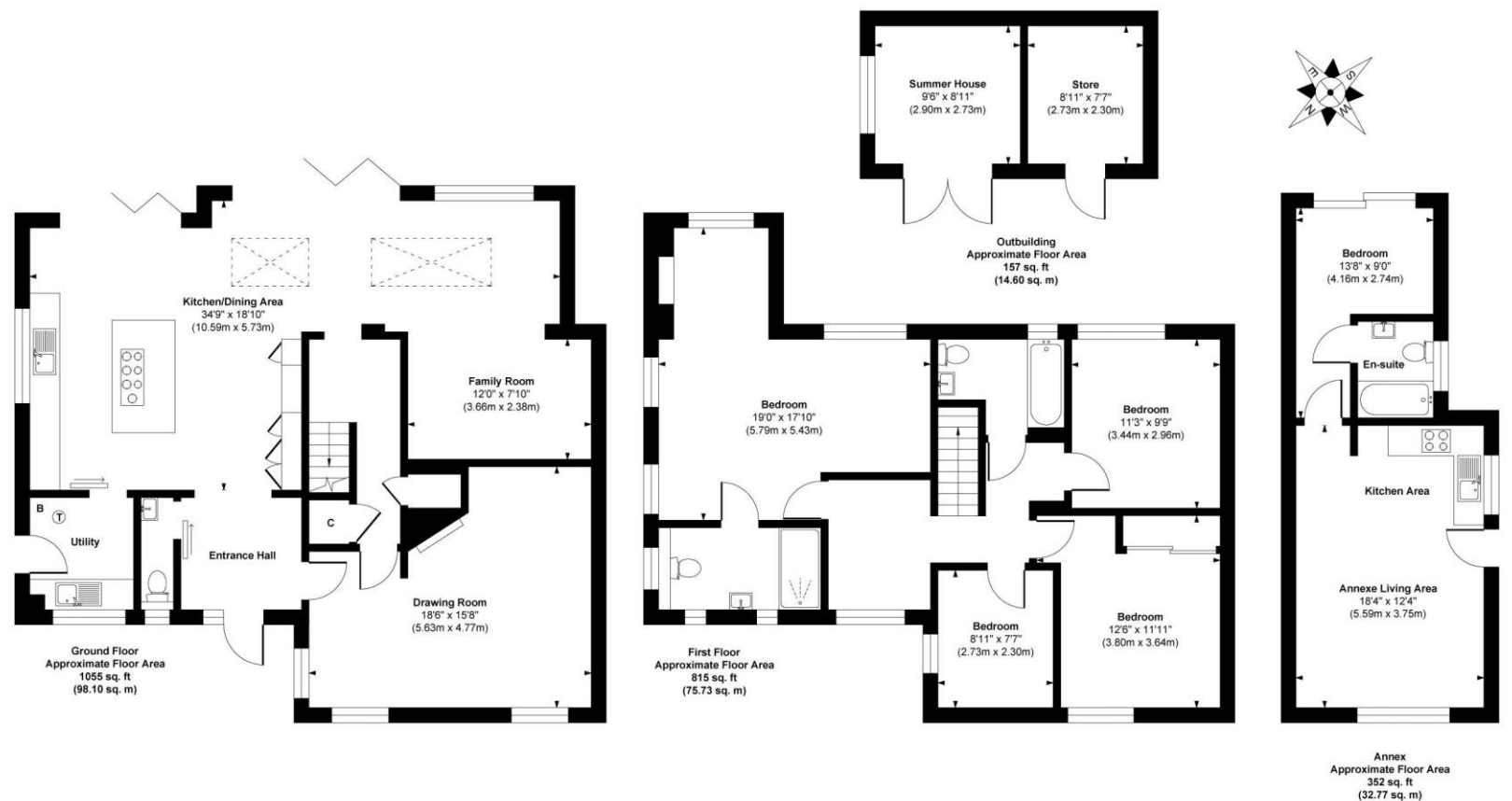
£1,100,000 Freehold

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 and number 73 will be found on your right handside just before The Raleigh School.

Local Authority

Guildford Borough Council: 01483 505050



Approx. Gross Internal Floor Area 2381 sq. ft / 221.2 sq. m

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Located in a quiet cul-de-sac close to The Raleigh School a four bedroom semi-detached family with a detached one bed annexe.



THE PROPERTY A four bed, two bath/shower room semi-detached house with a superb detached one bed annexe located in a quiet cul-de-sac very close to the Raleigh School. Whilst East Horsley village centre is about a five minute drive it is less than a mile on foot. The house has been extended and refurbished by the current owners to create a contemporary family home. The highlight on the ground floor is the U-shaped kitchen/dining/family room with two sets of bi-fold doors out to the rear patio and garden and two modern rooflights bringing the sunshine in. The recently fitted kitchen has a range of blue and grey gloss fronted units including a large island unit and breakfast bar. Bosch induction hob, oven and grill, microwave, dishwasher and separate fridge and freezer. There is plenty of room for a good sized table and a family area for a TV sofa and chairs. The kitchen/dining area and utility room has underfloor heating. Through a sliding door is the utility room with a stable door to the side, sink and space and plumbing for a washing machine and tumble dryer. This room also houses the gas fired boiler and hot water cylinder. The lounge at the front is an excellent additional reception room with a feature sandstone fireplace. The cloakroom completes the ground floor. An inner hallway takes you up the stairs that split with two double bedrooms and one single bedroom to the left, all serviced by the stylish family bathroom with underfloor heating. To the right the spacious dual aspect L-shaped principal bedroom suite has plenty of room to build in wardrobes if desired. The luxury ensuite has a walk-in shower as well as underfloor heating. At the front of the property there is parking for 2-3 cars and an area of lawn that is screened from the neighbours by mature hedging. The sunny rear garden backs south and is mainly laid to lawn. The patio area is unfinished but the ceramic tiles to be installed by the new owners are included in the sale. The summerhouse/shed has electric cabling ready to be connected. The superb, brick built detached one bed annexe consists of a vaulted kitchen/dining/sitting room, double bedroom with sliding patio doors to a private garden and a bathroom with underfloor heating in between. The space could also be used as a home office, therapy room or gym. Council Tax Band E.

