



Silverbirch, 91 East Lane,
West Horsley, Surrey, KT24 6LR

£850,000 Freehold

Directions

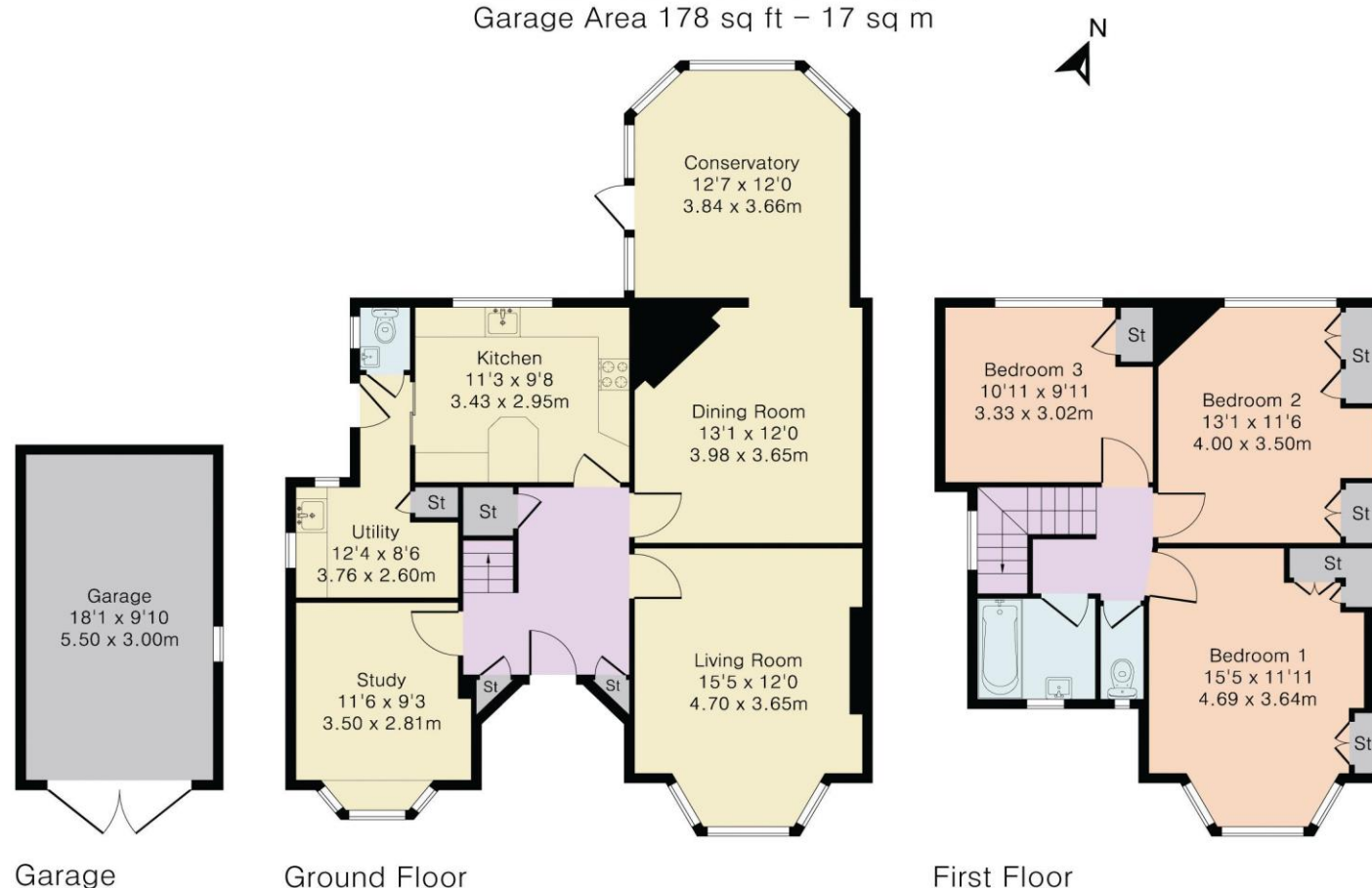
From our offices in East Horsley, turn right and carry on the Ockham Road North taking the first turning on your left into East Lane. Continue along East Lane and where the road narrows you will find Silverbirch on the right hand side.

Local Authority

Guildford Borough Council: 01483 505050



Approximate Gross Internal Area 1582 sq ft – 147 sq m
Ground Floor Area 865 sq ft – 80 sq m
First Floor Area 539 sq ft – 50 sq m
Garage Area 178 sq ft – 17 sq m



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Surrey, KT24 6LR**

Within walking distance of East Horsley village and station, a character, three bedroom semi-detached house with off-street parking and garage and a sunny 100ft rear garden.



THE PROPERTY An extended 3 bedroom, character, semi-detached house with scope to enhance and extend further subject to planning, with a sunny back garden extending to over 100 ft. The accommodation on the ground floor includes an arched entrance porch into a spacious hall with oak paneled cupboards either side of the oak front door and access into the lounge. This room has a bay window to the front and a woodburning stove as the focal point. Also to the front is the study/snug with a matching bay window. The dining room at the rear has a brick Claygate fireplace and a wide arch through into the conservatory with a door out to the patio and garden. The kitchen has a built-in breakfast table and a good range of cream fronted units, 4 ring gas hob, eye level double oven, dishwasher and fridge. A sliding door goes through to the utility room and cloakroom, the former with space and plumbing for a washing machine and tumble dryer plus extra storage. From the hall a turning staircase leads up to the first floor landing, off of which are the three double bedrooms, all with built-in storage. The principal bedroom has a bay window to the front. These are serviced by the family bathroom and separate w.c. Please note there is excellent height in the loft for an extension into the roof, stpp. The property is approached from East Lane through an arched laurel hedge to a driveway for 2/3 cars in front of the detached single garage. Here there is an area of lawn, mature hedging and shrub beds. Beyond the patio to the rear there is a good sized lawn with high hedging to the borders creating excellent privacy. The garden is split in two with further high hedging across the garden and a secondary area of lawn and two garden sheds beyond. The house is about a 0.75 mile level walk from East Horsley village centre and station and less than 0.5 mile from the sought after Raleigh School. Please note that it is being sold with no onward chain. Council Tax Band F.

