



**14 Mount Pleasant,
West Horsley, Surrey, KT24 6BL**

£625,000 Freehold

Directions

From our offices in East Horsley take the Ockham Road North for about 1/3 mile and turn left into East Lane. At the end of East Lane continue into The Street past the Barley Mow and King William IV public houses and turn left into School Lane. At the end of School Lane turn right into Mount Pleasant and turn into the spur on your left and number 14 will be found on the right hand side.

Local Authority

Guildford Borough Council: 01483 505050



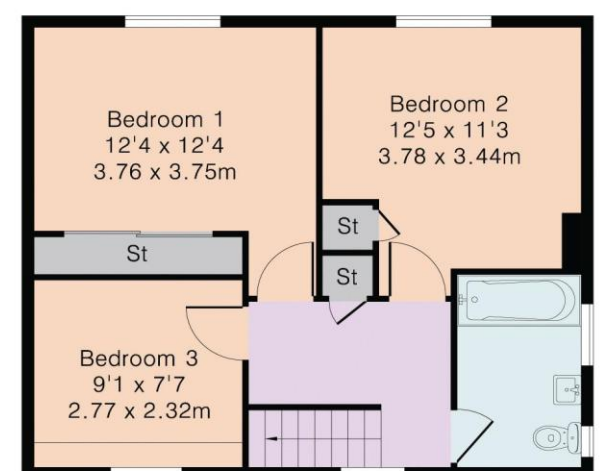
Approximate Gross Internal Area 1087 sq ft - 101 sq m

Ground Floor Area 605 sq ft – 56 sq m

First Floor Area 482 sq ft – 45 sq m



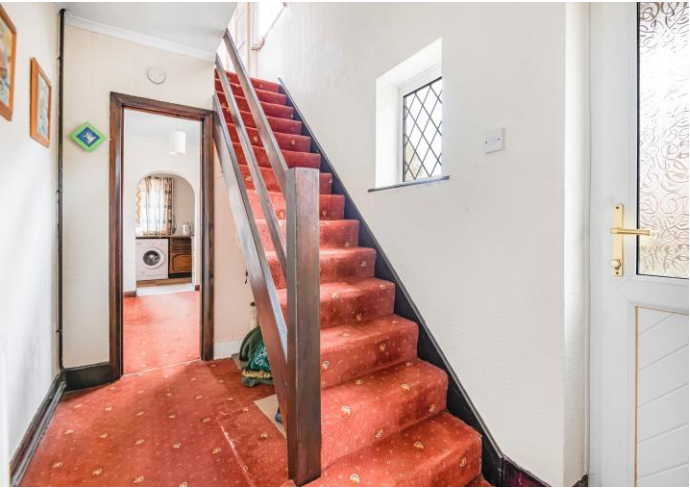
Ground Floor



First Floor

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Located in a quiet lane in West Horsley, a semi-detached three bedroom family home with a wide frontage for two/three cars with scope to extend subject to planning.



THE PROPERTY A three bedroom semi-detached house, with scope to extend stpp, located in a quiet cul-de-sac in the heart of West Horsley village close to country footpaths that crisscross between East and West Horsley. East Horsley village centre and station are approximately two miles by car where there is an excellent range of local shops and a rail service to London Waterloo and Guildford. Through the front door the hallway has a coats hanging area under the stairs and a door into an inner hallway with access into the lounge. Here there is a feature brick fireplace fitted with a gas fire and a glazed door out to the rear patio and garden. Through a wide square arch is the dining room. To the side the kitchen/breakfast room has a good range of kitchen units, gas hob, oven/grill, space for an upright fridge/freezer, space and plumbing for a dishwasher, washing machine and tumble dryer. The breakfast area has a useful door out to the garden. Upstairs there is a well-lit landing that gives access into the principal bedroom that has a fitted double wardrobe with sliding doors. Bedroom two is another double room with a single opening wardrobe and space to build in more if required with bedroom three a single room. All are serviced by the family bathroom with a shower over the bath. Being the first house in the road there is a wide frontage creating a large, enclosed side garden to the right of the driveway which has parking for two/three cars. The rear garden is mainly laid to lawn with timber fencing and hedging to the boundaries and a patio adjacent to the house. Council Tax Band E.

