

HENSHAWS

# £865,000 Freehold

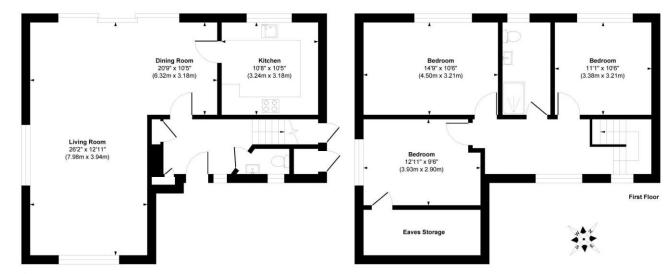
#### Directions

From our East Horsley office turn left onto the Ockham Road South for about 1/3 mile and turn left into Forest Road. After about 1/2 mile turn left into Parkside Close and the property will be found towards the end on the right.

#### **Local Authority**

Guildford Borough Council: 01483 505050







Ground Floor

Approx. Gross Internal Floor Area 1238 sq. ft / 115 sq. m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited



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Ref: EH2450

## www.henshaws.net

**Important Notice** Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

### Wealden, 13 Parkside Close, East Horsley, Surrey, KT24 5BY

A spacious three bedroom detached house situated in a sought after cul-de-sac within walking distance of East Horsley village centre which has been completely refurbished.







**THE PROPERTY** A 3 bedroom detached house that has recently been comprehensively refurbished by the current owner located in a quiet cul-de-sac just over a ½ mile walk from East Horsley village centre and station. Works completed include a new kitchen, shower room and gas fired combi boiler plus re-wiring, re-plumbing, re-plastering and double glazing, new doors and flooring throughout. Through the front door is the hall with white gloss tiled flooring that flows into the L-shaped lounge/dining room. A light and bright triple aspect room with triple sliding doors out to the rear patio and garden. The lounge area has a wall mounted gas fire as the focal point and the dining area has plenty of room for a sizeable dining table. The kitchen has an excellent range of white gloss fronted units, cooker, fridge/freezer and dishwasher. There is also space and plumbing for a washing machine and tumble dryer. The cloakroom off the hall completes the ground floor. From the hall a turning staircase leads up to the first floor landing where there is space for a desk if a study is desired. Two of the double bedrooms overlook the rear garden with the family shower room in between. The third bedroom is another double with a large eaves storage cupboard where a dormer could be installed (STPP), if a bigger room is required. A long graveled driveway at the front of the property allows parking for numerous cars and is adjacent to a good sized lawn. At the rear the garden is 70' deep and mainly laid to lawn so a blank canvas for the new owners to make their mark. Council Tax Band G.











