



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

**£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



**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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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.

