



**Hatherleigh, Edwin Road,
West Horsley, Surrey, KT24 6LN**

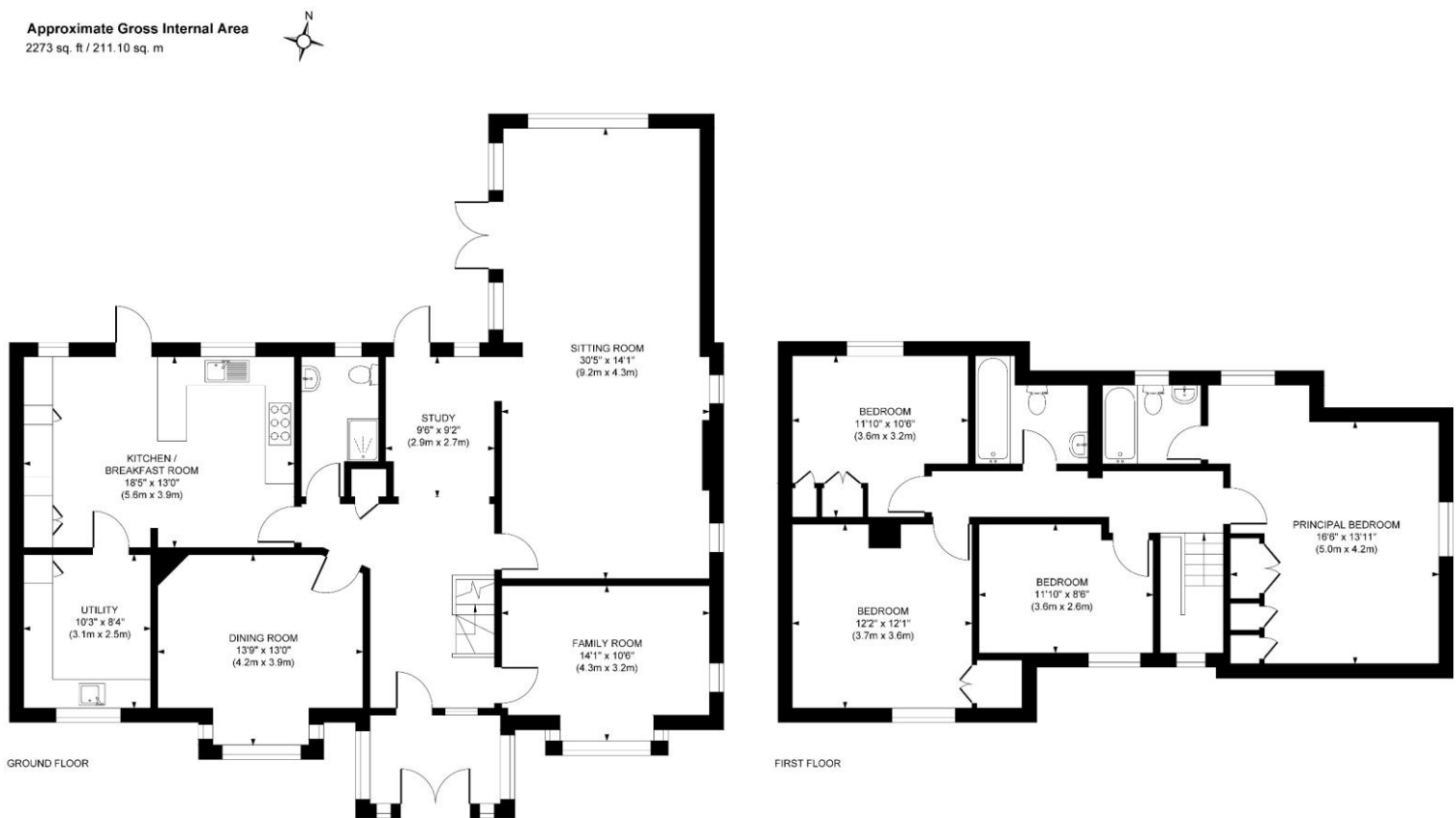
£1,350,000 Freehold

Directions

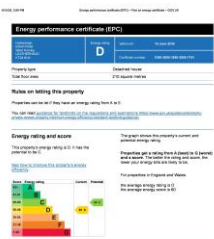
From our offices in East Horsley turn right and carry on under the railway bridge along the Ockham Road North. Take the first turning on the left into East Lane and carry on East Lane taking the second turning on the right hand side into Edwin Road. Hatherleigh will be found on the right hand side after the bend.

Local Authority

Guildford Borough Council: 01483 505050.



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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Situated within walking distance of East Horsley village centre and train station, a lovely detached four bedroom family home with a secluded garden.



THE PROPERTY

Located in a quiet private cul-de-sac this charming four bedroom family home offers thoughtfully arranged living space totaling nearly 2,300 square feet. East Horsley village centre and station is a level 0.8 mile walk from this handsome house and the popular and well-respected Raleigh School is even closer by, well within the catchment area. Built in 1936 and on the market for the first time in over 40 years the house has been sympathetically extended at the rear creating a substantial triple aspect lounge overlooking the well-kept garden. French doors lead out to the secluded patio that is ideal for entertaining and enjoying the outdoors. Three further reception room are complimented by the well-equipped kitchen/breakfast room and sizeable utility. Upstairs the dual aspect principal bedroom has built-in wardrobes and a fine en-suite bathroom. A further three double bedrooms have the use of the well-appointed family bathroom. Planning permission to create a new principle bedroom suite over the ground floor extension remains current, Guildford Borough Council planning no. 20/P/01116. The secluded rear garden is an absolute delight with specimen trees and well planted flower and shrub beds, high hedging to the borders and a good sized area of lawn. At the front a gravel driveway provides parking for a number of cars adjacent to a small lawn. In total the plot measures 0.25 acres. Council Tax Band F.

