



**Nuthatch, Green Lane,
Ockham, Surrey, GU23 6PQ**

£765,000 Freehold

Directions

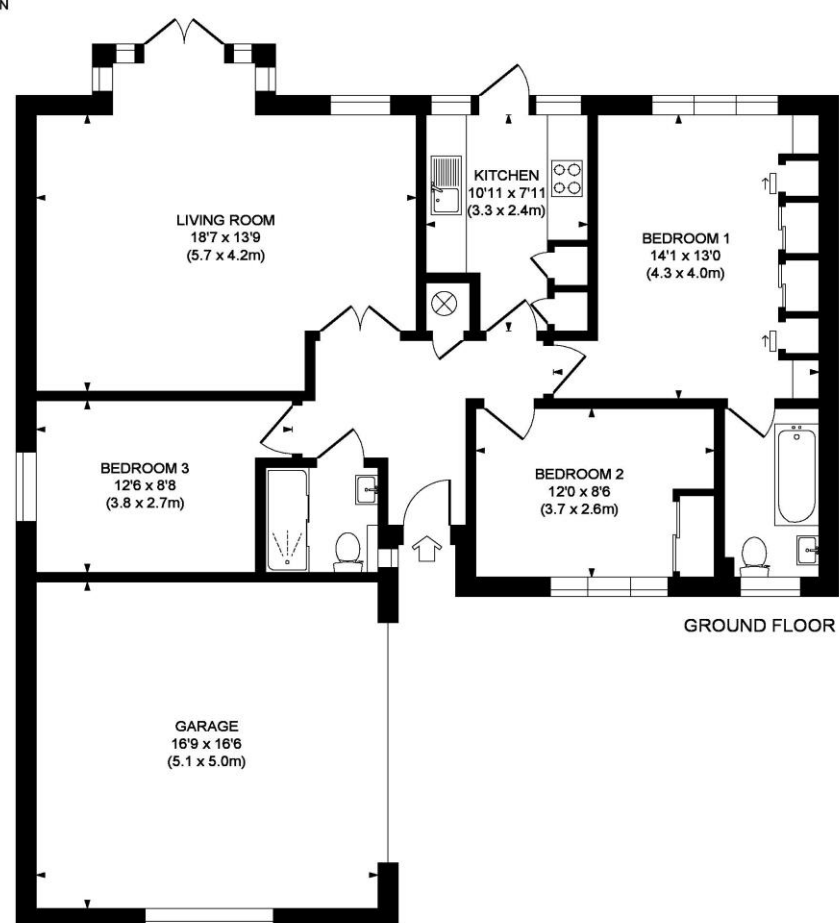
From our office in East Horsley turn right under the railway bridge on the Ockham Road North for approximately a mile then turn left into Green Lane and then left again. Nuthatch will be found about half way down on the right hand side.

Local Authority

Guildford Borough Council: 01483 505050



Approximate Gross Internal Area
1182 sq. ft / 109.87 sq. m



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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A detached modern three bedroom bungalow in a semi-rural lane on the West Horsley/Ockham border yet only one mile from East Horsley village centre and station.



THE PROPERTY

Nuthatch has been comprehensively refurbished by the current owners creating a modern home located on the West Horsley/Ockham border close to open countryside, yet only about one mile from East Horsley village centre and station. Improvements made include a contemporary shaker style kitchen with Bosch double oven & grill, dishwasher, washing machine, fridge/freezer & gas hob, stylish family shower room and ensuite bathroom, new built-in wardrobes, internal doors, decoration and carpets. The property is ideal for a downsizing couple or individual wanting a bungalow ‘all done’, as well as a young couple or family. The current owners love their home but a growing family prompts their move. The principal bedroom offers lovely views of the superb rear garden, while the additional two bedrooms are well-sized smaller double rooms, providing ample space for family or guests. Should additional accommodation be required, there is potential to convert some or all of the attached double garage into living space, subject to the usual planning consents. To the front of the property there is off-street parking for three/ four cars as well as pleasant area of lawn bordered by shrub beds. To the rear the sunny south-west backing garden has a lovely open aspect with a patio and area of lawn plus feature shrub and flowers beds. The property has gas fired central heating and is double glazed throughout. Council Tax Band F.

