

Wills & Smerdon

Sales • Lettings • Management



40 Kingston Avenue
East Horsley, Surrey KT24 6QT





An exceptionally well presented three bedroom semi detached property with private garden in the heart of East Horsley, ideal for downsizers, a young family or as an investment.

Entrance Hall - Kitchen - Lounge - Reception/3rd Bedroom - Downstairs W.C. & Shower - Conservatory - Walk-In Wardrobe - 2 Bedrooms Upstairs - Garage Front Storage - Off-Street Parking





40 Kingston Avenue East Horsley, Surrey

This stunning home in Kingston Avenue affords a wonderful opportunity to purchase a bright & spacious quality home just a 'stone's throw' from the Station Parade shops. In our opinion, this cleverly designed home is suited either to those wishing to downsize within the Village without too many compromises or to fulfill the needs of a young family!

Once across the threshold, the entrance hall gives access to all the accommodation, with a large main living area having access into a heated conservatory with a view of the rear garden. A convenient 3rd bedroom/reception room has been created adjacent to the lounge having double doors on the garden with the added benefit of a connected fully equipped en-suite shower room. Also to the ground floor is a great sized kitchen with views to the front, covered entrance porch and a useful storage alcove. Upstairs the space comprises 2 good sized bedrooms and a modern bathroom suite, with a useful walk in wardrobe area off the landing. The property also benefits from double glazed windows and a gas fired boiler.

Outside: There is driveway parking and front of the garage storage space. The private rear garden is laid out for ease of maintenance and has a combination of artificial grass & patio.

Just moments from this tranquil location in one direction is the bustling centre of East Horsley Village, which includes a stroll to the station (London Waterloo in 45 mins), along with a range of shops, cafes, Post Office, Library, restaurants and boutique independents. In the other direction is the recreation ground, and open spaces adjoining the Village Hall and Medical Centre.

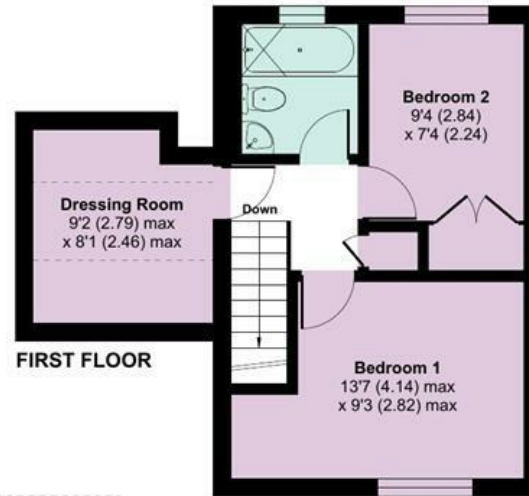
In all, for anyone wishing to enjoy an incredibly convenient location within touching distance of all the main amenities in the village, this is a home which will definitely tick all the boxes! Viewing highly recommended.

Tenure: Freehold. Guildford Borough Council Tax Band: E. All mains services



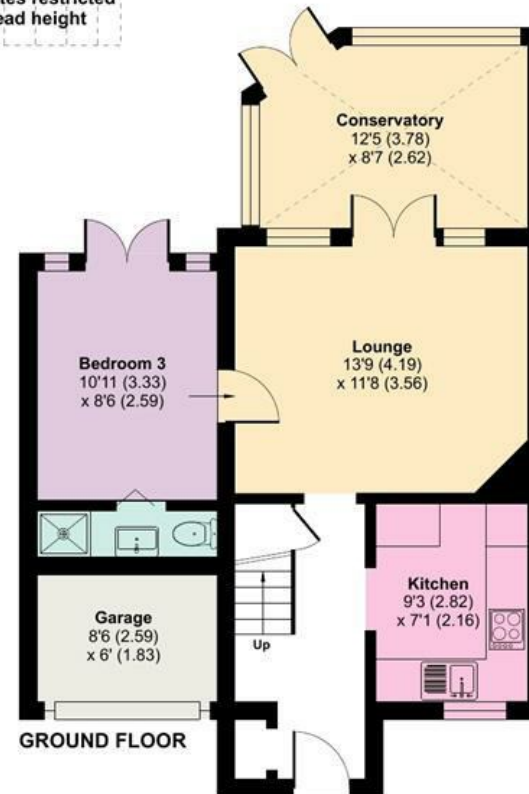
Approximate Area = 896 sq ft / 83.2 sq m
Limited Use Area(s) = 42 sq ft / 3.9 sq m
Garage = 51 sq ft / 4.7 sq m
Total = 989 sq ft / 91.8 sq m

For identification only - Not to scale



FIRST FLOOR

Denotes restricted head height



GROUND FLOOR





DIRECTIONS

From our Offices, turn left beside Sainsburys into Kingston Avenue & continue for approx 150 yards where 40 Kingston Avenue will be found on the right. [///bigger.pile.foal](http://bigger.pile.foal)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

