

# Wills & Smerdon

Sales • Lettings • Management



Hawthorns, Shere Road  
West Horsley, Surrey KT24 6EF





A 3 bedroom bungalow situated in one of West Horsley's most favoured locations. The property affords great further scope for the next owner to enlarge and/or make their own mark.

Entrance Vestibule - Lounge Area - Dining Area - Conservatory - Kitchen/Breakfast Room - 3 Bedrooms including Main Bedroom with En-Suite - Family Bathroom - Solar Panelling - No Onward Chain







## Hawthorns, Shere Road West Horsley, Surrey

Wills and Smerdon are delighted to present this charming and spacious detached bungalow in one of West Horsley's most favoured locations being situated on the edge of the Surrey Hills. There is an ample sized entrance hall with cloak cupboard leading into a bright lounge/dining room offering great open plan entertaining space. The kitchen/breakfast room is also an excellent size, being fitted with a comprehensive range of low level /high level cupboards and affords a generous space for a good sized breakfast table. There are two bedrooms off the hall, a good sized double and a large single or small double, both with built-in wardrobes in addition to a bathroom. To the rear is a further double bedroom with built-in wardrobes and a small en-suite bathroom, this bedroom also having patio doors to the rear terrace and garden.

Outside is a sweeping in and out driveway which gives access to the side of the bungalow where there is further hard standing space and brick built stores. The gardens are principally to the side and rear and mainly laid to lawn with a myriad of mature shrubs and hedges. The property benefits from a good sized footprint which lends itself to the next owner to enlarging the current accommodation, if so desired, subject to the usual Consents being acquired.

There are an abundance of amenities in the area, ranging from superb schools, lovely country pubs and miles of open countryside, yet only two miles away is Horsley Station (Waterloo 45 mins), with the A3 & M25 both close to hand, and equidistant are both Heathrow and Gatwick airports. All in all, an early viewing is highly recommended!

Tenure: Freehold Guildford Borough Council Tax Band: F

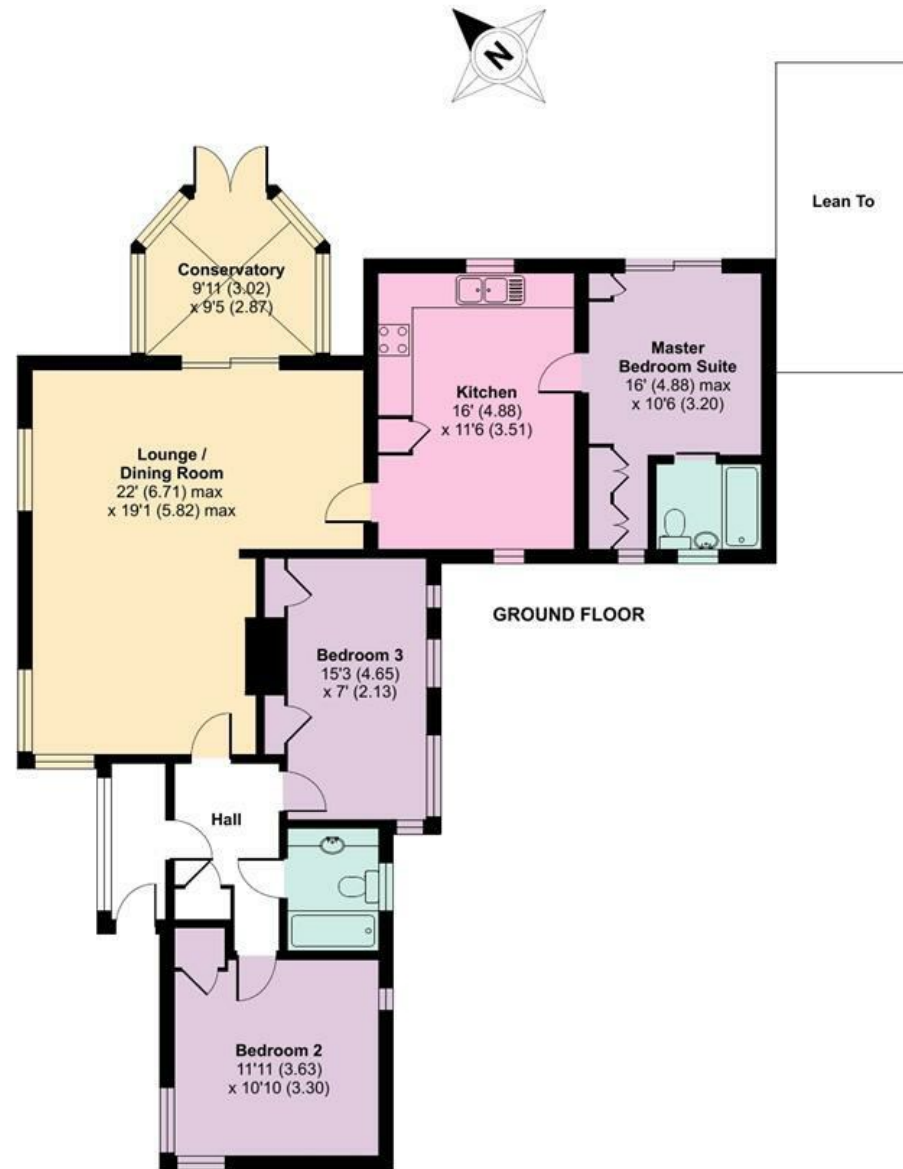






Approximate Area = 1280 sq ft / 118.9 sq m

For identification only - Not to scale







## DIRECTIONS

From our Offices in East Horsley proceed along the Ockham Road South to the A246, turning right in the direction of Guildford. At the Bell and Colvill roundabout turn left into Shere Road and continue for approximately 200 yards whereupon the driveway to Hawthorns will be found on the left hand side, shortly before the turning (on the right) into Jeffries Road.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

