



Linden Croft Heatherdene
West Horsley, Surrey KT24 6LH



A delightful 4 bedroom detached family home in Private Road location, just 2/3rds mile walk from Horsley village with its shops and station, and offering the incoming owner lots of scope to enlarge subject to their own requirements (STPP).
Porch - Hallway - Dining/Sitting Room - Kitchen - Study - 4 Bedrooms (Main with shower facilities) - Double Length Garage - Delightful Gardens





Linden Croft Heatherdene West Horsley, Surrey

Wills & Smerdon are delighted to bring to market this detached 4 bedroom family home, with South facing gardens, located in a Private Road location just 2/3rds mile walk from village centre & station.

To the front, the property is approached via a crazy paved driveway, providing parking for numerous vehicles and access to both the house and the detached tandem length garage. The porch provides handy coat and shoe storage, and gives access to the main hallway, with all the ground floor accommodation leading from here. There are double doors leading to the lounge/dining room, a lovely 'L' shaped room with double aspect over the front and rear gardens and a feature fireplace, with sliding patio doors giving access to the rear garden and rear patio area.

Leading off the hall is a separate study, which has views over the front garden and could be equally used as a study or children's playroom, depending on the needs of the incoming owner. The kitchen offers a range of fitted floor and base units, with a convenient back door giving access to the detached double length garage and side walkway. The ground floor accommodation is completed by a useful cloakroom with WC and a separate understairs cupboard.

The turning staircase leads to the first floor landing, with 4 good sized bedrooms, the main bedroom being fitted with a shower and basin, and having a full range of fitted storage cupboards. The family having recently been re-fitted.

Outside, there is a detached double length garage with double opening doors and personal side access door, offering parking and storage spaces. The rear gardens are a true delight, being mainly laid to lawn inset with mature trees and shrubs, offering the perfect spot to relax and unwind at the end of the day.

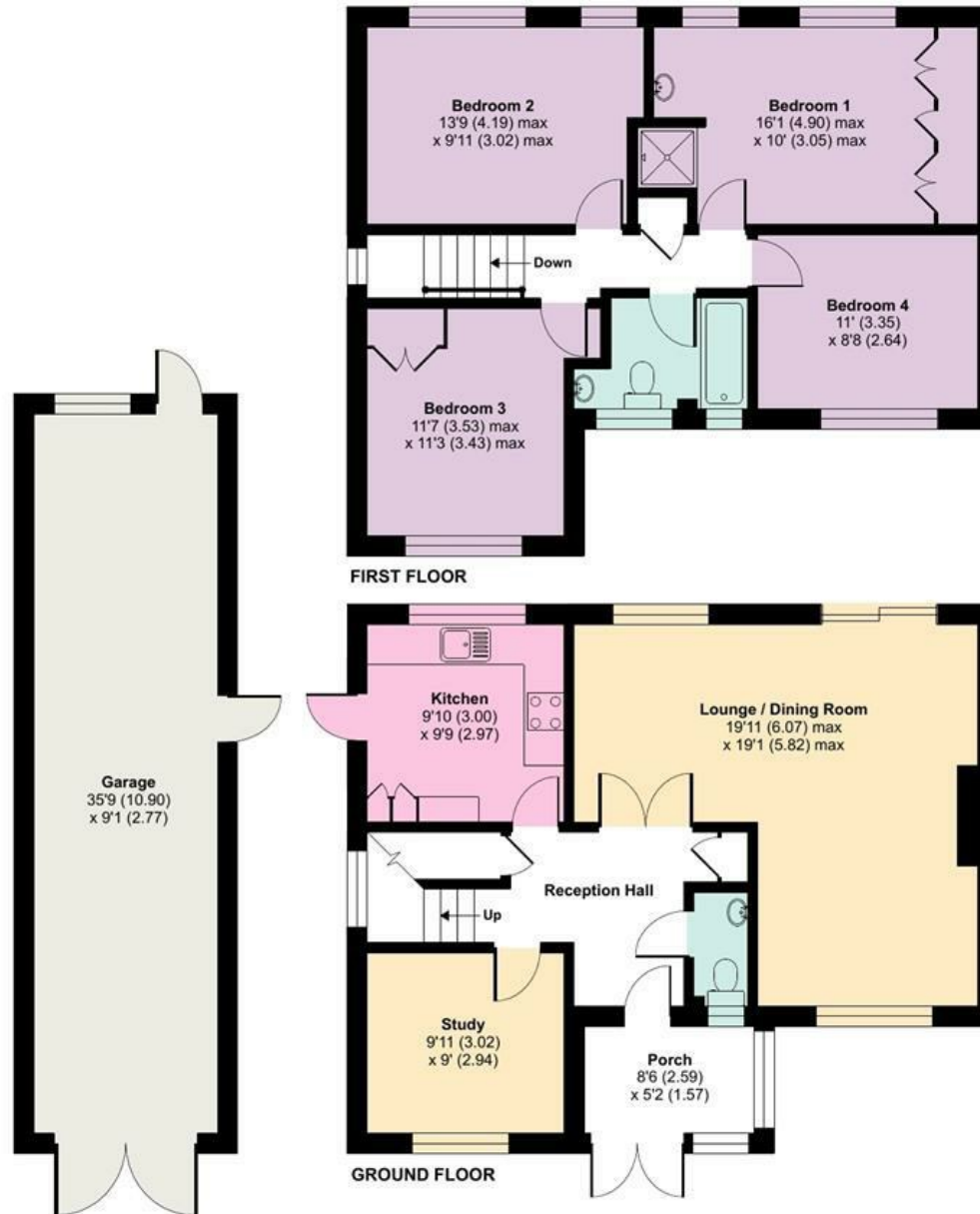
Within the West Horsley area there are an abundance of amenities, ranging from superb schools, lovely country pubs and miles of open countryside, yet only just 2/3rds mile walk away is Horsley Station (Waterloo 45 mins), with the A3 & M25 both close to hand, and equidistant are both Heathrow and Gatwick airports. All in all, an early viewing is highly recommended!

Guildford Borough Council Band G. All mains services.
Road Fund: £125 pa



Approximate Area = 1670 sq ft / 155.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Wills and Smerdon. REF: 832025



DIRECTIONS

From our office in East Horsley proceed under the railway bridge into Ockham Road North, and turn left into East Lane. Follow East Lane for approx 0.25 mile where the entrance to Heatherdene will be found on the left hand side. The driveway to Linden Croft will be found third along on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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