



Wainsford, Edwin Road
West Horsley, Surrey KT24 6LN

W & S

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A charming detached character home situated in a favoured Private Road location just a 3/4 mile walk to the Station (Waterloo 45 mins) and main shopping parades.





Wainsford, Edwin Road

West Horsley, Surrey

This charming detached home is conveniently situated in a desirable private road location within a short walk of the outstanding Raleigh School and just 3/4 mile from the village shops and station.

With a beautifully understated front elevation, once across the threshold, the spacious reception hall provides easy access to all the principal ground floor accommodation.

The lounge enjoys a front aspect bay window and a focal point fireplace. The hub of the home is created with a fully fitted Shaker style kitchen which flows through to a dining area, with ample seating area and bi-fold doors to the side patio and rear garden.

Also with double door access to the rear gardens is a third reception room, ideal as a study/office, with the ground floor spaces completed by a useful guest WC and from the kitchen, direct access to the integral garage, having plumbing for a washing machine with potential as a play room/gym.

To the first floor are three double bedrooms, the main bedroom with a bay window and built-in wardrobes all served by a contemporary 4 piece bathroom which includes a walk-in shower. A special note has to be made of the excellent natural light to all spaces within the home.

Outside, there is ample visitor parking to the gravel frontage, and the delightful rear gardens have a wrap around side and rear terrace which lead onto manicured lawn, all enclosed with mature planting for maximum privacy throughout the year.

For anyone seeking to enlarge, in our opinion there is plenty of scope, in particular by utilising the unconverted loft space into further accommodation, subject to the usual consents.

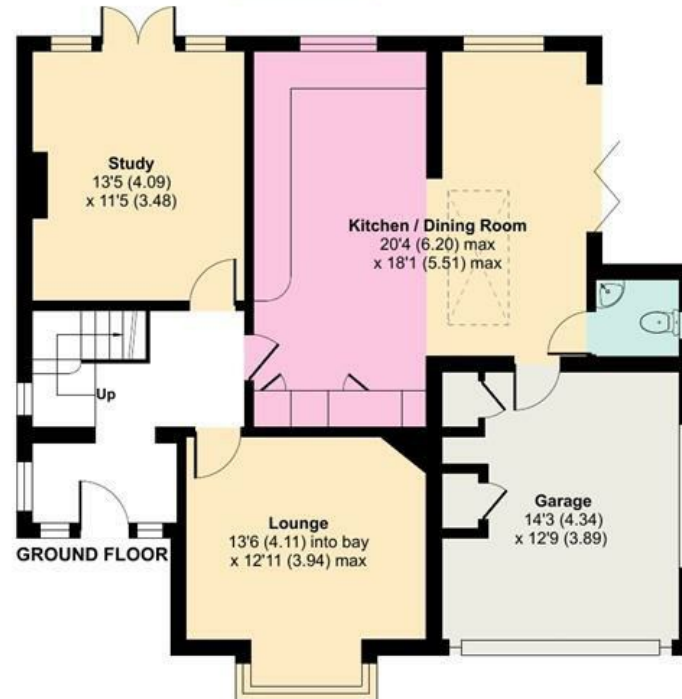
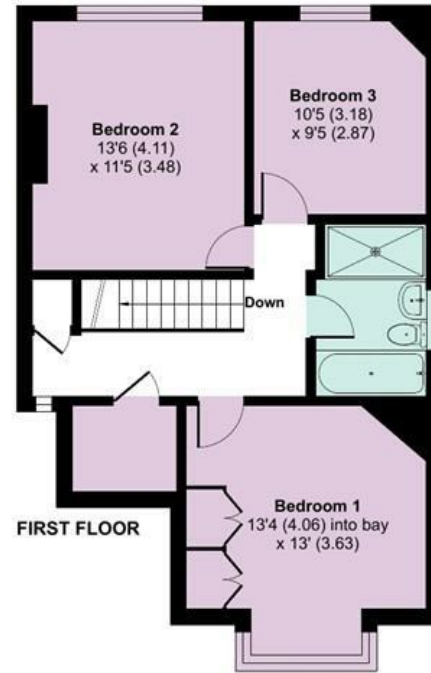
The current owners have installed a range of environmental and economic updates, including solar panels to the main roof, excellent loft insulation, a modern boiler system, and is fully double glazed throughout all of which produce an exceptionally high EPC rating of 87!

Tenure: Freehold. Guildford Borough Council Tax Band: F



Approximate Area = 1621 sq ft / 150.5 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). © ritchcom 2024. Produced for Wills and Smerdon. REF: 1101458



DIRECTIONS

From our Offices in East Horsley, proceed under the railway bridge into Ockham Road North, taking the first left into East Lane. Take the 2nd turning on the right, where Wainsford will be found as the second property on the right hand side.///swift.crunch.kinds

Energy Efficiency Rating	
Current	Potential
87	96
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales <small>EU Directive 2002/91/EC</small>	

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