

Wills & Smerdon

Sales • Lettings • Management



Roselawn, 18 Parkside Place
East Horsley, Surrey KT24 5BZ





A prime opportunity to purchase this substantial 3 bedroom, 2 bathroom detached home situated in a child-friendly private road location with a wide plot providing potential (STPP) to enlarge if ever required.





Roselawn, 18 Parkside Place

East Horsley, Surrey

Reception Hall - 3 Separate Receptions - Conservatory - Kitchen/Breakfast Room - Utility Room - 3 Bedrooms - 2 Bath/Shower Rooms - Integral Double Garage - Wide Plot - Potential for Extension (STPP) - Private Cul-De-Sac Location

We are delighted to offer for sale this spacious 3 bedroom detached family home located in this Private Road location.

Beyond the reception hall, there are a total of 4 reception rooms which include a lounge and conservatory to one side, a spacious dining room, along with a separate study/office. The L-shaped kitchen/breakfast room wraps around the integral double garage with obvious potential to include some, if not all of the garage space to create a fabulous 'day space' of the home without physically extending. The ground floor spaces are completed with a useful guest wc, from the hall, and a utility room beyond the kitchen.

The large first floor landing gives access to the 3 bedrooms which are complemented by two bath/shower rooms, one of which is en-suite to the main bedroom.

Outside, the driveway provides ample visitor parking in front of the double garage with a gated access to one side leading to the rear gardens.

Due to the nature of the position within Parkside Place, the gardens widen significantly to the rear and beyond the paved areas and lawns to the rear of the house, the gardens wrap around to the right hand flank with lots of space for the placement of a Work From Home Office/Studio, or even extension of the main house, subject to the usual consents.

For anyone new to the area, Parkside Place is situated within a mile walk of Horsley station (Waterloo 45 mins) and shops, and is also within the catchment for both The Raleigh & The Howard of Effingham Schools making this an ideal purchase for the growing family.

Tenure: Freehold. Guildford Borough Council Tax Band: G.
Road Service Charge: £100 pa
All main services provided.

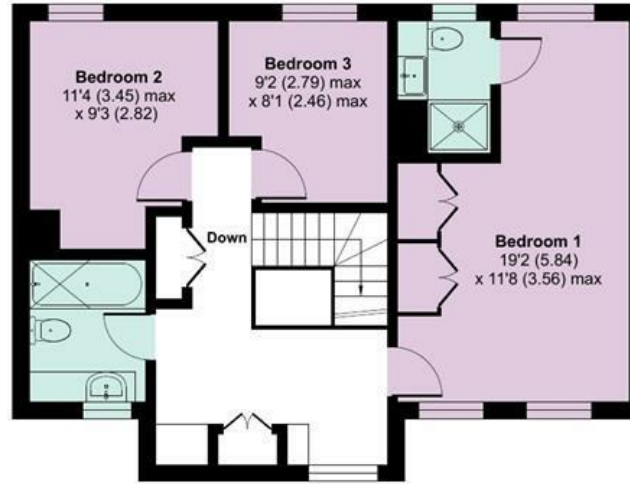


Approximate Area = 1598 sq ft / 148.4 sq m

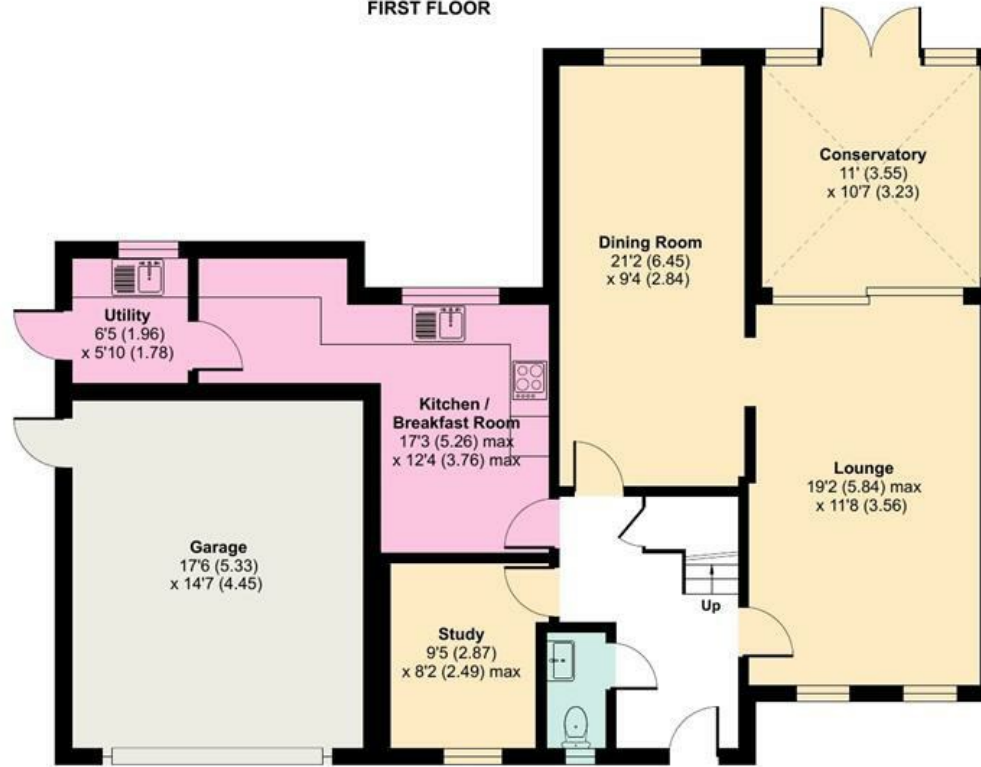
Garage = 257 sq ft / 23.8 sq m

Total = 1855 sq ft / 172.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





DIRECTIONS

From our offices in East Horsley proceed along the Ockham Road South towards the A246, taking the first major left hand turn into Forest Road. Proceed up and along Forest Road for 1/2 mile, turning left into Parkside Close. The entrance to Parkside Place will be found on your left and follow the road around bearing right twice, where the driveway to Roselawn (18) will be found straight ahead. [///trio.comb.bands](http://trio.comb.bands)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(55-68) D			
(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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