

# Wills & Smerdon

Sales • Lettings • Management



63 Nightingale Crescent  
West Horsley, Surrey KT24 6PD





A delightful 3 bedroom semi detached family home, just a 'stone's throw' from The Raleigh School with over 80' rear garden, and internally presented in excellent order with a wonderful feeling of light and space.





## 63 Nightingale Crescent

West Horsley, Surrey

We are delighted to offer for sale this delightful 3 bedroom semi detached family home situated in this child-friendly crescent just a short stroll from The Raleigh School & less than a mile from the Station (Waterloo 42 mins).

This particular home benefits from 3 intercommunicating reception rooms including a spacious living room to the front with wood burning stove, a dining/family room accessible from the kitchen and a conservatory with direct access to the lovely gardens. Beyond the well equipped kitchen is a rear lobby with useful additional storage/slimline appliance cupboard and a separate downstairs cloakroom.

Upstairs there are 3 bedrooms, which include a large main bedroom with built-in wardrobe cupboards, There is also a modern family bathroom on the first floor with white suite including a shower over the bath.

Externally the property is approached by a gated driveway providing ample off-street parking with a gated side access to the rear gardens & covered log store.

The rear gardens are a real feature of the property with a patio to the rear of the house, beyond which the gardens are principally laid to lawn, widening towards the rear where there is both a summerhouse and a tool shed.

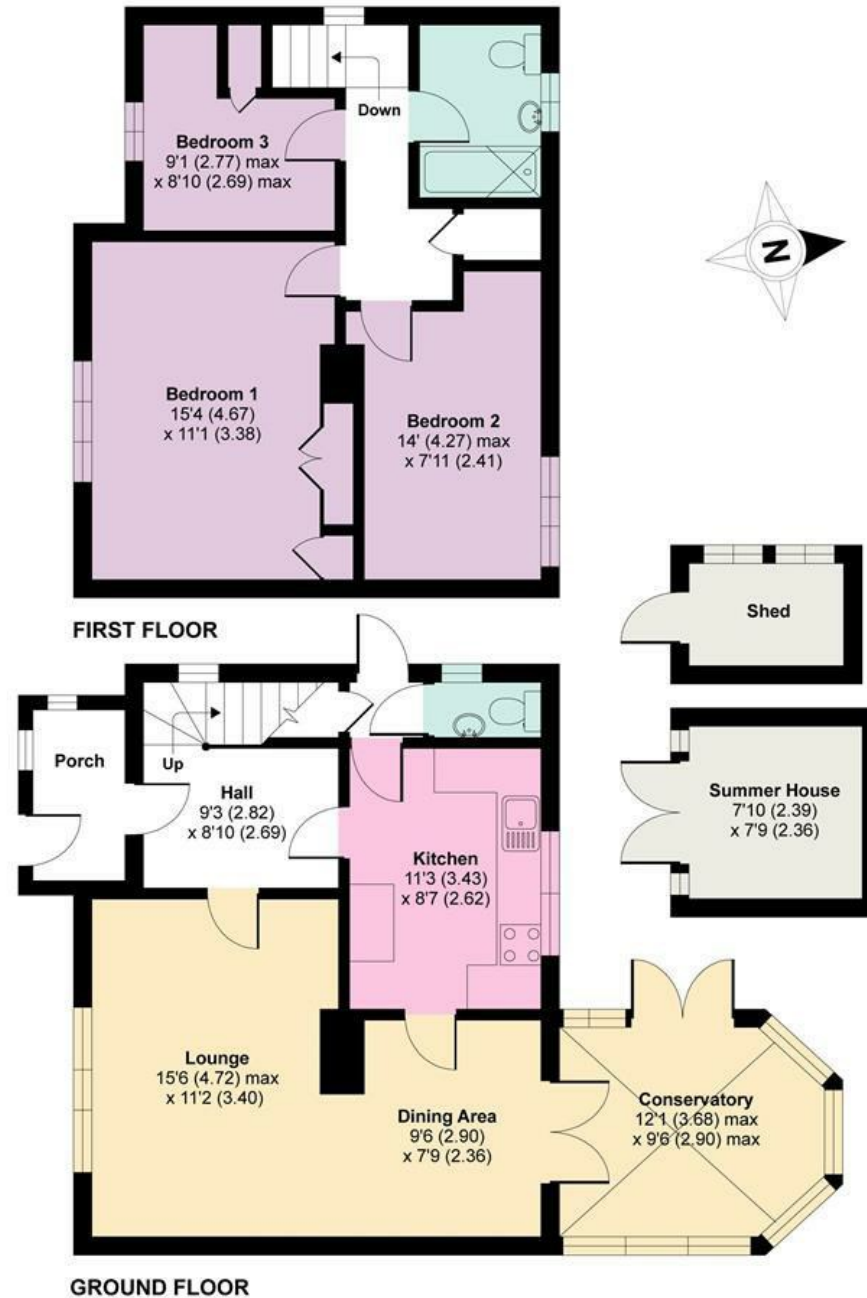
Nightingale Crescent is a quiet cul-de-sac in West Horsley located off Nightingale Avenue. The Raleigh School is under 100 yards away on the other side of a central Green, and the main shopping and amenities of East Horsley village are only 3/4 mile distant with its station providing direct service to Waterloo & Guildford.

Imagery for these particulars was taken prior to the property being Let. Certain items have been replaced in the interim which include the main bathroom suite, the range cooker (now in black) and fencing to the right hand boundary when looking at the property from the kerbside. The neighbouring property has been extended to the rear which is not shown in the imagery. The gate visible to the rear boundary has been replaced with fencing. The property is being sold with no onward chain and available to occupy from mid September.

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



APPROX. GROSS INTERNAL FLOOR AREA 1131 SQ FT 105 SQ METRES (EXCLUDES OUTBUILDINGS)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



## DIRECTIONS

From our Offices in East Horsley, proceed under the railway bridge into Ockham Road North. Continue passed Glenesk School and turn left into East Lane. Take the 1st right hand turning into Nightingale Avenue. and after approx. 100 yards, turn left into Nightingale Crescent whereupon number 63 will be found on your right hand side just before the green.

///jolly.lace.plays

