

# Wills & Smerdon

Sales • Lettings • Management



Azalea House, Ockham Road North  
West Horsley, Surrey KT24 6PE







A spacious detached family home in excellent order throughout, providing flexible accommodation which includes 4 bedrooms and 3 bathrooms (2 suites), situated in South-West facing grounds of 0.267 Acre, just a 1/2 mile walk to the Station and shops.







## Azalea House, Ockham Road North

### West Horsley, Surrey

We are delighted to offer for sale this spacious detached family home which is brought to the market in excellent order throughout, ready for the next owner to enjoy from day one...

Once across the threshold, the reception hall with guest cloakroom, widens to provide an additional study area with casement doors to the side garden, before reaching the main hub of the home. This space includes a comprehensively fitted kitchen/dining room with open plan style reception space leading directly to the rear terrace and gardens via bi-fold doors.

The remainder of the ground floor spaces include a lovely reception room to the front with square bay window, and a double bedroom with en-suite bathroom.

On the first floor there are a further 3 bedrooms and two bathrooms, including a large bedroom and en-suite occupying the whole of the rear of the house.

Outside, the frontage has been landscaped to provide a large gravel driveway for ample visitor parking and gated accesses to either side. Beyond the double opening gates is a paved courtyard area which then leads through to the detached garage, which would make for the perfect Work From Home office or gym.

Across the rear of the house is a wide expanse of terrace which enjoys a sunny south-westerly aspect ideal for outside entertaining. The terrace then leads onto the remainder of the gardens which are primarily laid to lawn. Excellent privacy is provided by the mature hedge and fenced boundaries being simply laid out for ease of maintenance, but perfect for the budding gardener to create their own vista of choice.

The property is located on the borders of East & West Horsley, just a 1/2 mile walk to the station serving Waterloo & Guildford, along with its range of everyday shopping in the village centre. For schools, both The Raleigh & Glenesk are also less than a 1/2 mile walk away to complement the myriad of amenities which abound in the area ranging from recreation grounds, wide open space, golf, tennis and cricket clubs to name but a few!

Viewing highly recommended.

Tenure: Freehold. Guildford Borough Council G. All main services.







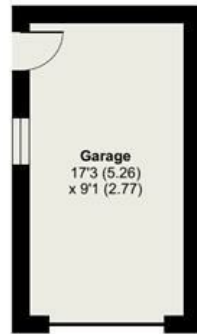
Approximate Area = 1709 sq ft / 158.7 sq m (includes garage)

Limited Use Area(s) = 60 sq ft / 5.5 sq m

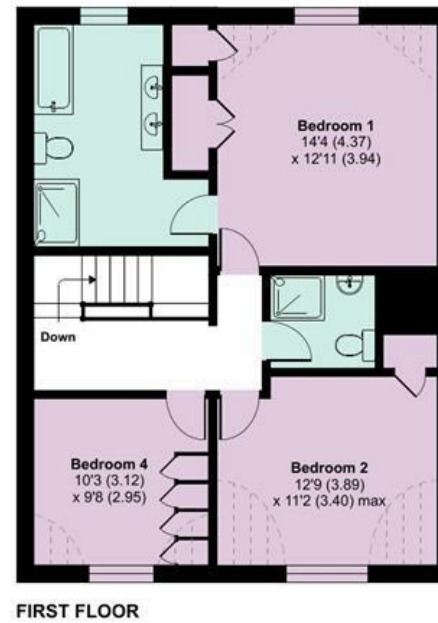
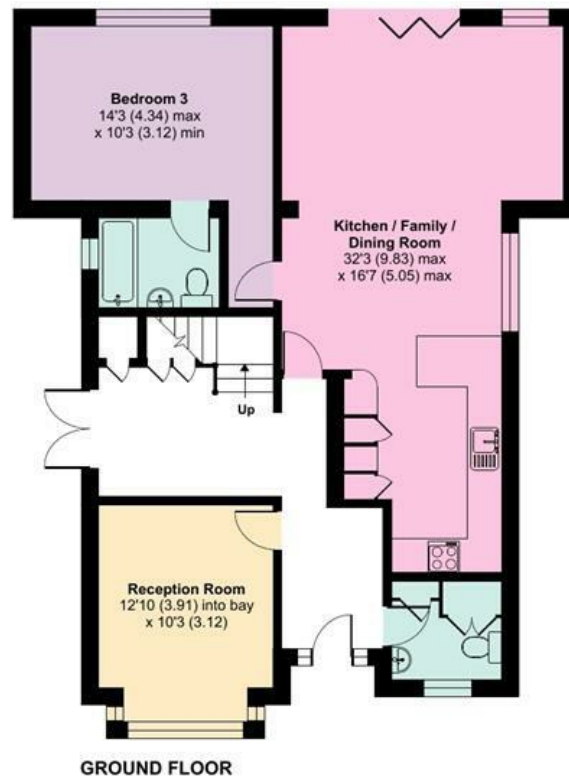
Outbuilding = 158 sq ft / 14.6 sq m

Total = 1927 sq ft / 179 sq m

For identification only - Not to scale



Denotes restricted  
head height







## DIRECTIONS

From our Offices in East Horsley proceed under the railway bridge into Ockham Road North passing Glenesk School and after the turning on the left to East Lane, the driveway to Azalea House will be found 1st on the left, immediately after the turning to Ockham Drive. //heads.port.wing

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**Ripley Office** | Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ T | 01483 224343  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

