



Lindens, Cranmore Lane
West Horsley, Surrey KT24 6BY





A well presented 4 bedroom home with 2 bath/shower rooms, situated in a tranquil lane in the heart of West Horsley Village.





Lindens, Cranmore Lane

West Horsley, Surrey

We are delighted to bring to market this well presented 4 bedroom home which is situated in the ever popular location of Cranmore Lane in the heart of the Village.

Once over the threshold, the reception hall gives access to the lounge with focal point fireplace and doors leading to the dining room which has double doors to the rear garden.

The kitchen/breakfast room is fully fitted with Shaker style units with a range style oven, Butler's sink and integrated dishwasher, this room seamlessly flowing through to the utility area which has a door connecting through to the dining room as well as access to the rear garden, ideal for muddy boots (and paws!).

The ground floor spaces are completed with the family bathroom accessible from the reception hall where the staircase leads you to the first floor landing.

On this floor there are 4 bedrooms, with the main bedroom benefitting from an en-suite shower room.

Outside the property has driveway parking beside the front gardens with a gated side access to the rear.

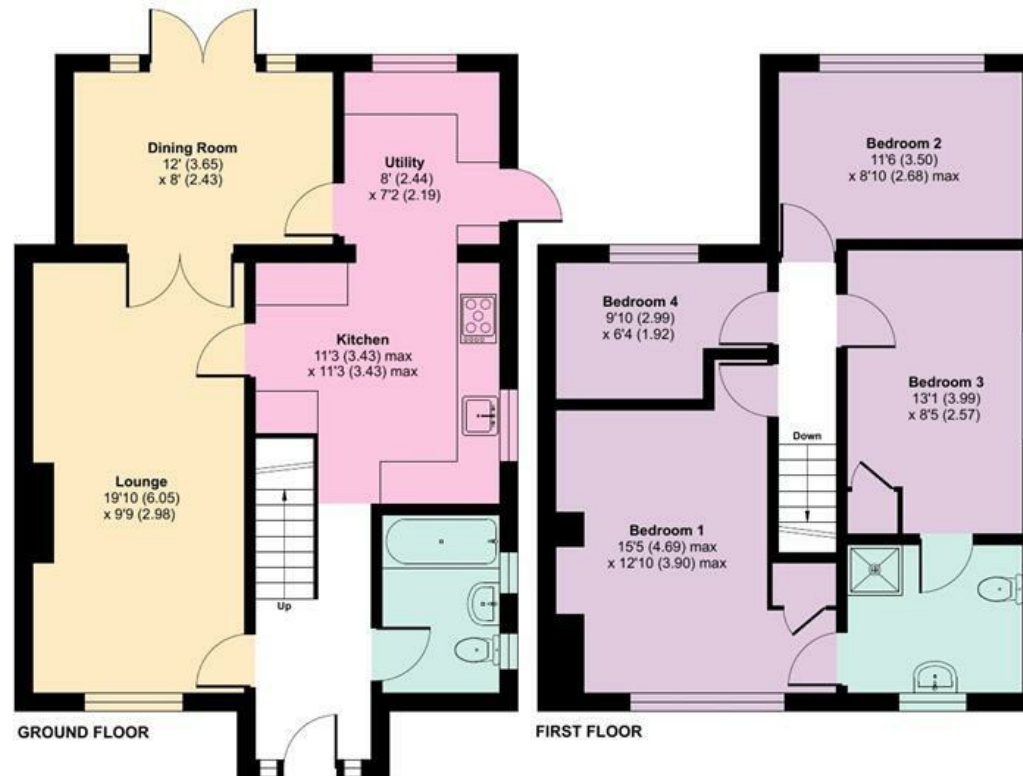
The rear gardens are mainly laid to lawn and enclosed with fence and hedge boundaries, with a paved pathway leading to a sun terrace where there is also a garden shed.

For anyone new to the area, Cranmore Lane is a peaceful location which is close to the local Pubs, shops and village hall, with access to open countryside available at the end of the lane for anyone wishing to stretch their legs in the countryside. The area also abounds with a wide range of excellent recreational and educational amenities, including the Raleigh School (1.5 miles distant) along with the station to Waterloo and main shopping parades of East Horsley being 2.2miles distant (1.6 miles by foot).



Approximate Area = 1142 sq ft / 106 sq m

For identification only - Not to scale





DIRECTIONS

From our East Horsley office turn right and carry under the railway bridge on the Ockham Road North. Take the first turning on the left into East Lane and carry on as the road becomes The Street. Continue along The Street passing the two Pubs on your right, taking the 2nd left after the King William IV PH into Cranmore Lane, where the driveway to Lindens will be found approx 150 yards on the left (before the bend). boxer.inner.hook

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Energy Efficiency Rating		
	Current	Potential
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	72	83
EU Directive 2002/91/EC		

