



Te Kura, Norrels Drive
East Horsley, Surrey KT24 5DR



A delightful detached 4 bedroom home with great potential for development (stpp) in the heart of Horsley Village, situated in a highly sought after private road location. No onward chain.





Te Kura, Norrels Drive

East Horsley, Surrey

Wills & Smerdon are delighted to bring to the market this characterful detached 4 bedroom bungalow, situated in the very heart of the village.

Approached via a gravel driveway offering parking for numerous vehicles, the oak framed porch perfectly compliments the aesthetics of the property and gives access to a central hallway which runs virtually the width of the property, giving access to all the main accommodation of the home.

The kitchen is a true delight, with double doors giving light and access to the attractive landscaped rear gardens. The kitchen is fitted with a range of wall and base units, a cooker isle and offers a wonderful dining area with views to the rear.

Flowing from the hallway is the main reception room, a superb double aspect Lounge having views over both the rear and side gardens.

The day spaces are completed with a useful utility room giving access to the side of the property, ideal for providing access with any four legged friends!

The main bedroom is front aspect, with built in wardrobes and an en-suite shower room. The three further double bedrooms offer well proportioned spaces, with the accommodation being completed by a family bathroom, with separate shower and fitted with white sanitary wear.

Outside the landscaped gardens are a true delight, they include a large patio which leads onto the lawns which are interspersed with specimen trees, and enclosed on all sides with boundary hedges and fencing. The garden also benefits from a glass greenhouse & garden shed. The front driveway provides excellent parking and gives access to a double length detached garage.

The property is conveniently located just a 0.6 mile walk from the centre of Horsley village, with its comprehensive range of shops including a Sainsbury's Local, library, butcher and baker shops, as well as the Horsley Medical Centre. The station offers easy rail transport to both London (Waterloo) and Guildford Mainline stations, ideal for those not wishing to be reliant on vehicular transport.

Utilities: All Main. Private road service charge £500 pa
Tenure: Freehold. Guildford Borough Council Band G.



Approximate Gross Internal Area = 139.2 sq m / 1498 sq ft

Garage = 25.2 sq m / 271 sq ft

Total = 164.4 sq m / 1769 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID405344)



DIRECTIONS

From our offices in East Horsley, proceed along the Ockham Road South taking the 3rd left into Forest Road. Continue along, passing the turnings to High Park Avenue after which Norrels Drive will be found on the right. Proceed along Norrels Drive and after passing between the Lovelace Lodge houses, continue for approx a further 300 yards where the entrance to Te Kura will be found on the right.

Horsley Office | 6 Station Parade, East Horsley, Surrey, KT24 6QN T | 01483 284141
Ripley Office | Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ T | 01483 224343
 E|enquiries@willsandsmerdon.co.uk W|willsandsmerdon.co.uk

