



Kumasi, Highfields, East Horsley, Surrey, KT24 5AA
Guide Price: £1,100,000 Freehold



FABULOUS DETACHED BUNGALOW IN AN EXCLUSIVE SOUGHT-AFTER PRIVATE LOCATION, SET IN BEAUTIFUL SOUTH-FACING GARDENS AND WITH NO ONWARD CHAIN

**Reception hall - Double-aspect living/dining room - Fitted kitchen/breakfast room - Cloakroom - 3 bedrooms - Family bathroom
Spacious loft - Front and south-facing rear garden extending to 0.246 acres - Ample off-road parking - Double garage
Council Tax band: G**

Situated on an exclusive, private residential road in the heart of this sought-after Surrey village, this impressive detached bungalow offers spacious accommodation, and scope for expansion (STPP). The magnificent double-aspect living/dining room is wonderfully bright, overlooking the rear garden through leaded light windows, and French doors onto the terrace. The whole room is beautifully complemented by the magnificent parquet wood flooring, which extends throughout the property.

The delightful kitchen/breakfast room, which looks out onto the front lawns, has a tiled floor and plenty of storage space. Further along the hall are three bedrooms, two with views over the rear garden, the family bathroom and adjacent is a cloakroom. There is a large loft area with a leaded light dormer window overlooking the front garden; perfect for conversion to either a principal bedroom with an en suite, a wonderful office/study space or a children's playroom.

Sitting in grounds extending to approximately 0.246 acres, the gardens are an absolute delight. The south-facing rear garden provides a high degree of privacy and seclusion. A paved terrace gives way to a lawn and an abundance of mature hedges, trees and shrub borders.

The spacious block paved driveway offers ample parking and leads to the double garage. The stunning expansive front garden is mainly laid to lawn with beds and borders with an array of well-established trees and plants. Bordered by hedges on either side, access to the rear garden is on either side of the property.

East Horsley

Mainline rail station with regular services to London Waterloo (approximately 40 minutes)

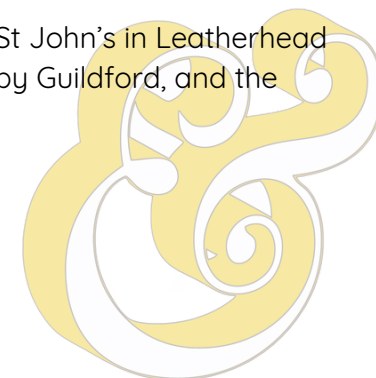
Good transport links including the A3 nearby, leading to central London, the M25 and motorway network

Excellent choice of schools, including St Teresa's, Howard of Effingham, the George Abbott School, Guildford High School, RGS and St John's in Leatherhead

Leisure amenities, including local shops and cafes, sports clubs, the Spectrum Leisure Complex and Lido swimming pool in nearby Guildford, and the Leatherhead Leisure Centre

High Street names and department stores in nearby Guildford.

Cobham : 6 miles • Oxshott : 3 miles • Central London : 29 miles • Heathrow : 24 miles • Gatwick: 20 miles
Guildford : 7 miles (all distances are approximate)





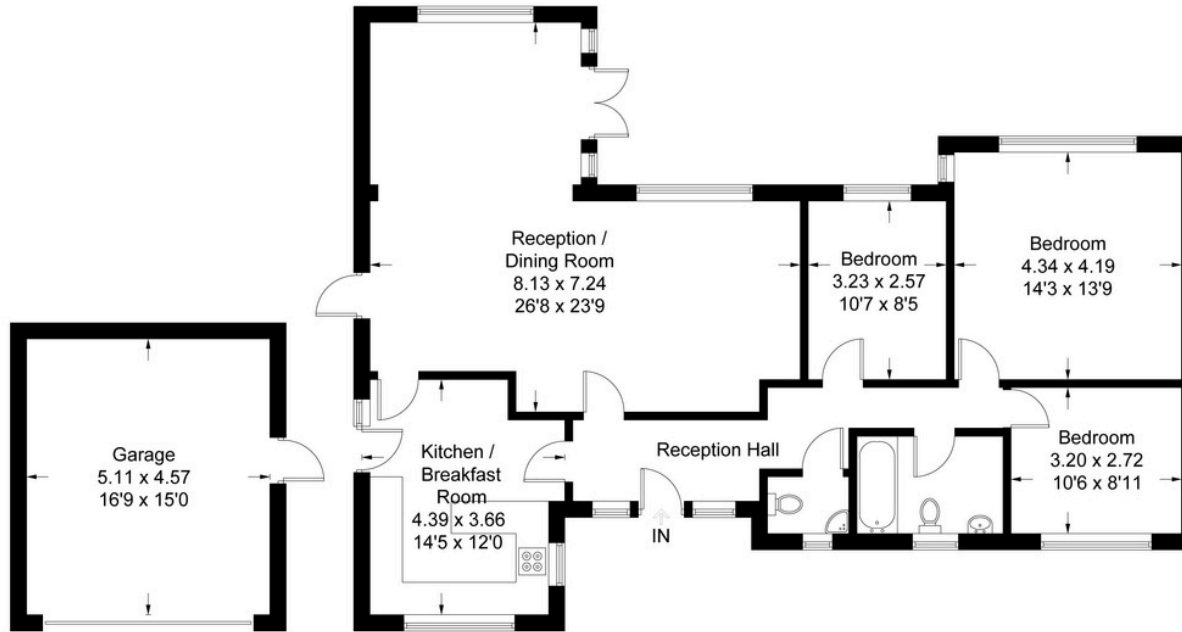






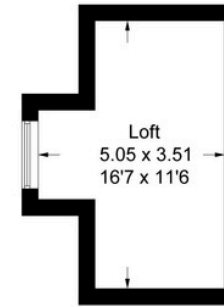
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Approximate Gross Internal Area = 115.6 sq m / 1244 sq ft
 Garage = 23.8 sq m / 256 sq ft
 Loft = 14.2 sq m / 153 sq ft
 Total = 153.6 sq m / 1653 sq ft



(Not Shown In Actual Location / Orientation)

Ground Floor



Loft

(Not Shown In Actual Location / Orientation)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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