



Little Hawthorns, Nightingale Avenue,  
West Horsley, Surrey KT24 6NZ



A charming 2 bedroom semi-detached cottage style property with a beautiful Westerly facing garden being sold "as seen" and conveniently located in a private sought after road, just 0.6 of a mile from the village centre, and offering the incoming owner scope to modernise or enlarge subject to the usual constraints. No onward chain

Entrance Hall – Kitchen – Dining Room - Sitting Room - 2 Bedrooms - Family Shower Room – Downstairs W.C. - Garden





## Little Hawthorns, Nightingale Avenue, West Horsley, Surrey

Brought to the market for the first time in over 30 years, Little Hawthorns offers the incoming owner a complete "blank canvas" opportunity to give the property a new lease of life.

The property is approached via a gravel driveway leading to the front door, which gives access to both the first floor staircase, living area and kitchen & dining room beyond. The kitchen is fully fitted with wall and floor units, and has a window overlooking the rear patio garden. There is a dining room off the kitchen with double door access onto the lovely side gardens. The sitting room connects the dining room to the hallway and boasts further views and access via double doors to the side garden. The hallway has a generous double cupboard & ample understairs storage and connects into the downstairs W.C.

On the first floor there are two good size bedrooms, both having views over the side gardens, and a family shower room with wash hand basin and WC.

Outside, there are attractive mature gardens laid predominantly to lawn on the side, with a rear/side patio giving access to the front driveway. There is also a useful garden shed.

'Little Hawthorns' is within a 250 yard stroll of The Raleigh School and less than 3/4 of a mile walk to the Station (Waterloo 42 mins.) There are an abundance of amenities in the area, ranging from superb schools, lovely country pubs and miles of open countryside, with the A3 & M25 both close to hand, and equidistant are both Heathrow and Gatwick airports.

An early viewing is highly recommended.

Distances: Guildford - 7.8 miles - Cobham 4.7 miles - A3 (Northbound) 2.7 miles - M25(Jct 10) 3.7 miles - Central London 27 miles

Tenure: Freehold. Guildford Borough Council Band D

Sold as seen. Vacant possession.

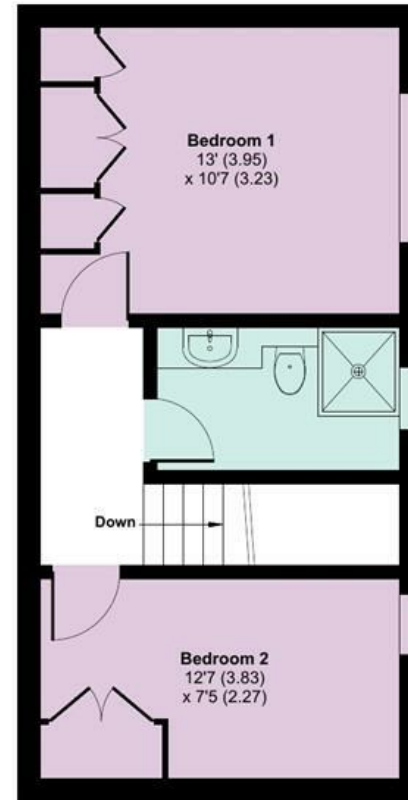


Approximate Area = 905 sq ft / 84 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



## DIRECTIONS

From our Offices in East Horsley, proceed under the railway bridge into Ockham Road North. Continue along and turn left into East Lane, take the 1st right hand turning into Nightingale Avenue. Continue down the road and the property will be found on the left hand side just before the turning into Nightingale Crescent. Little Hawthorns is the semi-detached property to the right had side.///friend.fault.liver



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

