

# Wills & Smerdon



## Sonning Nightingale Avenue West Horsley, Surrey KT24 6PB £3,650 PCM

### PROPERTY DESCRIPTION

Light and airy detached family home in a sought-after private road location. The accommodation comprises: reception hall with cloakroom/wc; kitchen with fitted appliances; dining room with bay window; sitting room with open fireplace and patio doors onto the garden; On the first floor there are three bedrooms with a fourth bedroom accessed off the second bedroom; well appointed modern family bathroom. Outside both the front and rear gardens are delightful (gardening service included). The front garden is mainly laid to lawn with a tarmac driveway to the garage. There is a wrought iron side gate leading to the secluded rear garden which extends to about 116 feet with two patio areas and a summer house. EPC rating D/61. Gas central heating. Guildford Borough Council Band G. Available at the end of July.

### PROPERTY FEATURES

- Fabulous family home
- Two reception rooms
- Private road location
- Garage
- Catchment of excellent schools
- Three/Four bedrooms
- Working fireplace
- Lovely gardens - gardening services included.
- Driveway parking
- Available end of July.

6 Station Parade, East Horsley, Surrey, KT24 6QN

T| 01483 284 141 E| enquiries@willsandsmerdon.co.uk W| willsandsmerdon.co.uk

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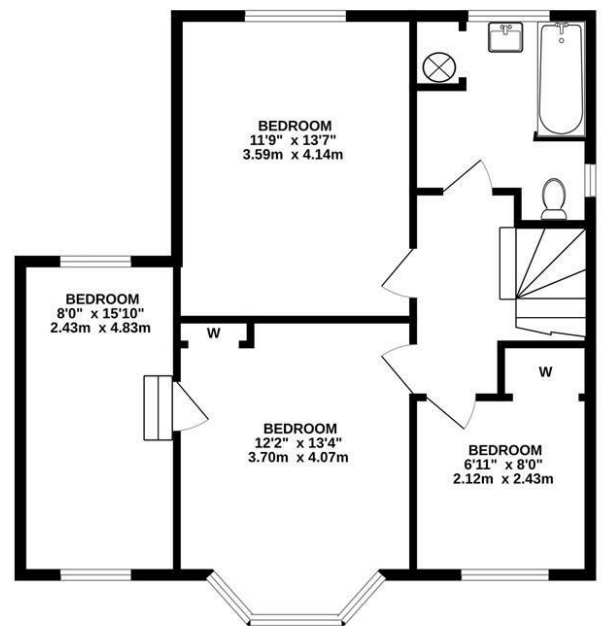
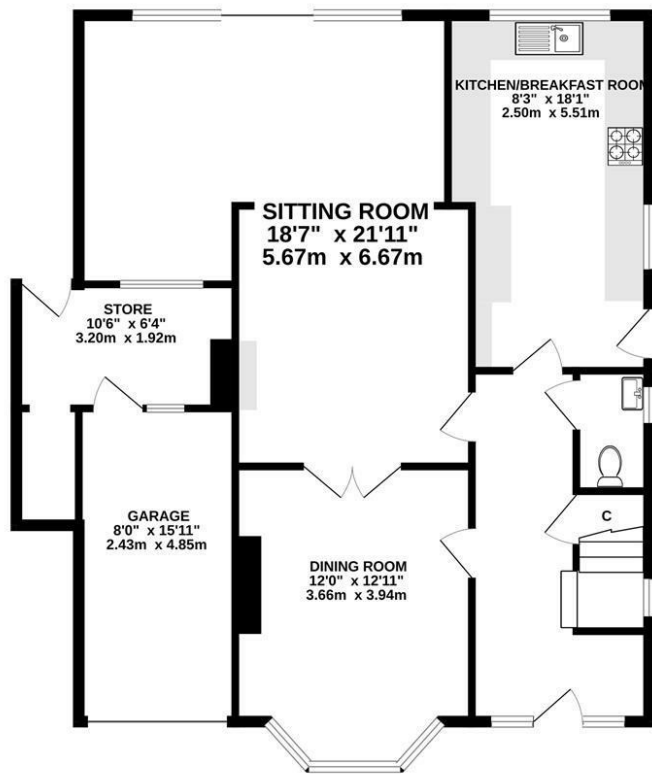


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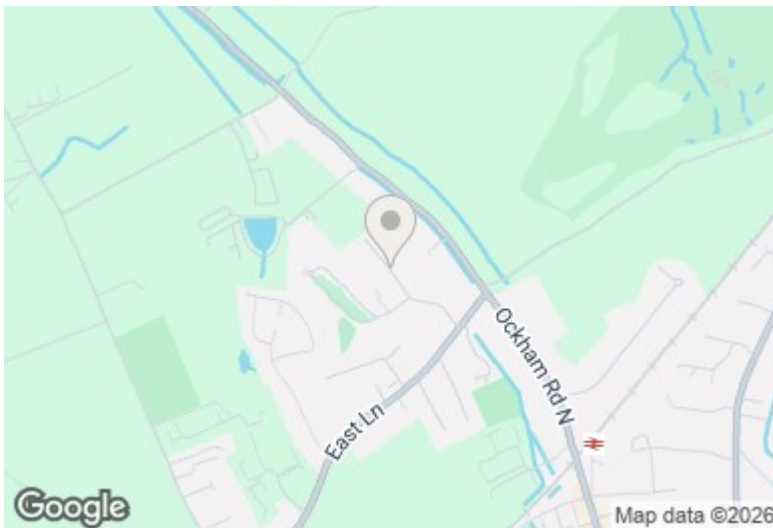
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TOTAL FLOOR AREA: 1573 sq.ft. (146.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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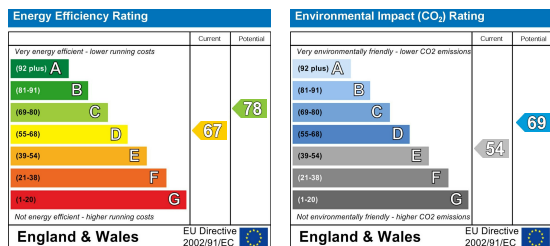
# Wills & Smerdon



From our offices in East Horsley, proceed along Ockham Road North, taking the first turning on the left into East Lane and the first right into Nightingale Avenue. Sonning will be found on the right hand side a short distance beyond the turning into Nightingale Crescent.

## EPC RATING

67



## WHAT NEXT?

If you would like to book a viewing for this property please do not hesitate to contact our expert sales team using the contact details below.

**Important note to applicants:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements of Representation or fact. The services, systems and appliances listed in this specification have not been tested and no guarantees as to their operating ability or efficiency are given. All floorplan measurements and layouts have been taken as a guide to prospective buyers only and must not be relied upon. Please note that the Sq Ft measurements in the EPC will differ from the floorplan. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view a property.

