



**24 Weston Lea, West Horsley,
Surrey, KT24 6LG**

£595,000 Freehold

Directions

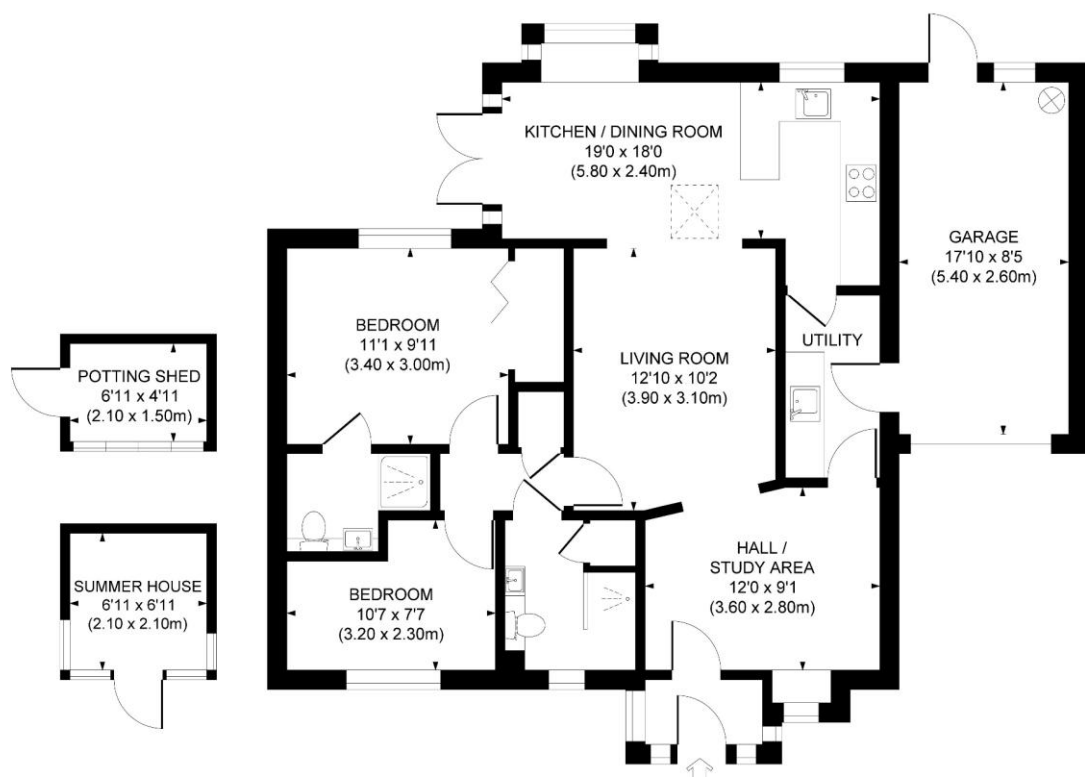
From our offices in East Horsley turn right on the Ockham Road South and under the railway bridge and take the first left into East Lane. Weston Lea is the first on the left with number 24 in the far right hand corner at the end.

Approximate Gross Internal Area

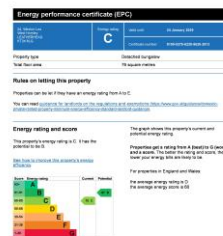
Main House 830 sq. ft / 77.14 sq. m
Garage 151 sq. ft / 14.04 sq. m
Outbuildings 81 sq. ft / 7.56 sq. m
Total Area 1,063 sq. ft / 98.74 sq. m

Local Authority

Guildford Borough Council: 01483 505050.



This plan is for layout guidance only. Not drawn to scale unless stated. 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.



**24 Weston Lea, West Horsley, Surrey,
KT24 6LG**

A well-presented two bedroom bungalow with a delightful garden in a popular cul-de-sac just over half a mile from East Horsley village centre and station.



THE PROPERTY This beautifully presented 2 bedroom bungalow was extended and fully refurbished around 15 years ago to create a stylish, practical home ideal for modern living. Situated in a peaceful and highly regarded private cul-de-sac, the property offers generous accommodation, quality finishes and a secluded garden. A standout feature is the bright dual-aspect kitchen/dining room, designed as a sociable living space with double doors opening onto the patio and garden. The refurbishment included a pressurised central heating system and underfloor heating in the extension for enhanced comfort. The shaker-style kitchen includes a breakfast bar, integrated dishwasher, Miele oven, AEG hob, extensive worktops and ample storage. The former galley kitchen has been converted into a useful utility room with further storage, space for appliances and internal access to the garage. An enclosed porch leads into a spacious hallway, previously used as a study area, with room for a desk. A wide archway opens into the comfortable sitting room, offering ample seating space and wiring for a wall-mounted television. An inner hallway with storage cupboards leads to the principal bedroom suite, which benefits from built-in wardrobes and a modern en-suite shower room. Bedroom two is a comfortable single room served by a stylish family bathroom with wet room and walk-in shower. Both bathrooms feature contemporary vanity units and underfloor heating. Outside, the property provides driveway parking for two vehicles and an integral garage with electric up-and-over door. The attractive L-shaped garden wraps around two sides of the bungalow and enjoys excellent privacy, featuring a lawn, patio, apple trees, flower borders, a potting shed and summer house. Located just over half a mile's level walk from East Horsley shops and station, the property is offered with no onward chain. Council Tax Band F.

