



**2 Railway Cottages, Station Approach,
East Horsley, Surrey, KT24 6QX**

£725,000 Freehold

Directions

From our offices in East Horsley turn right and 1 Railway Cottages will be on your right hand side.

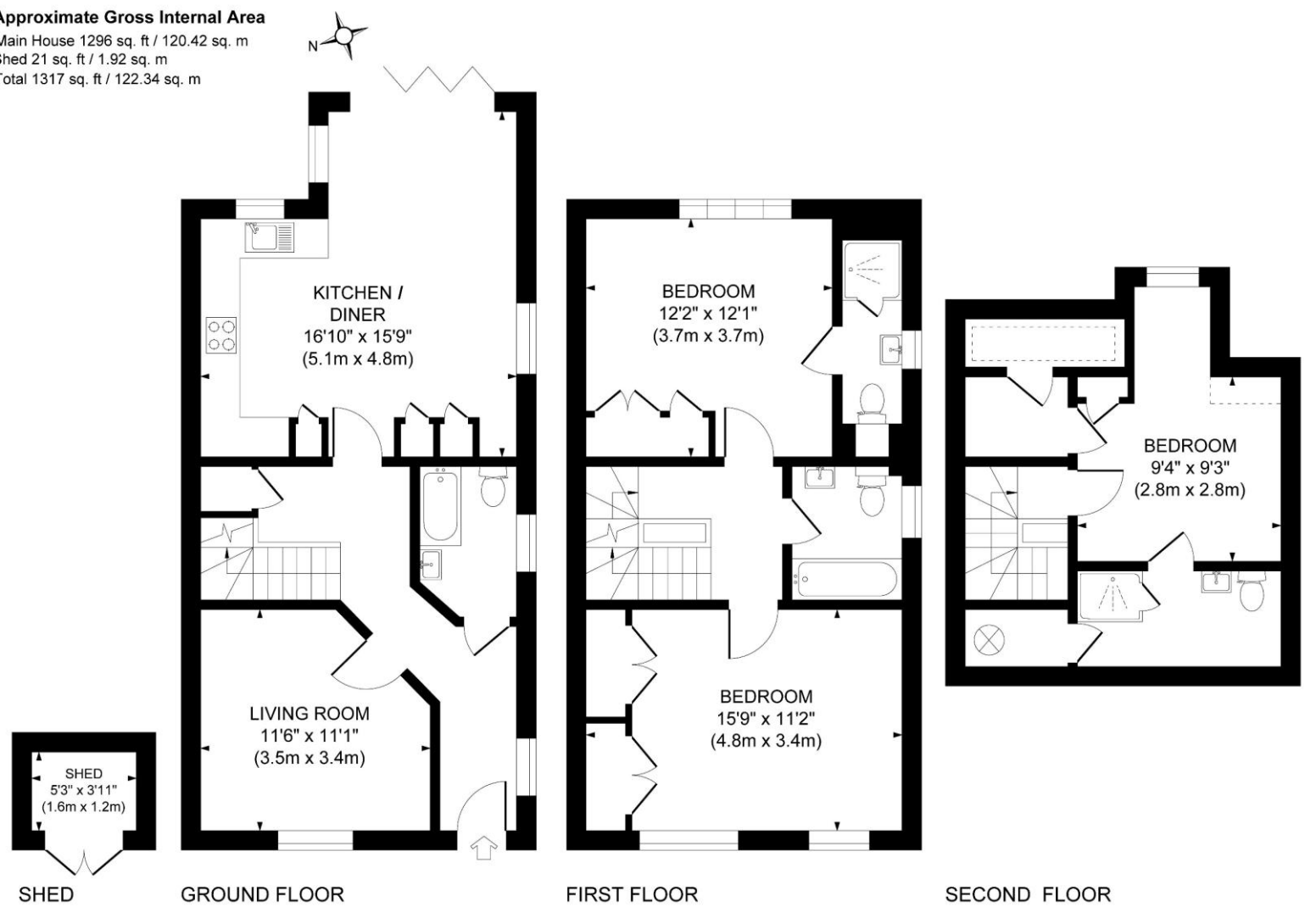
Local Authority

Guildford Borough Council: 01483 505050.

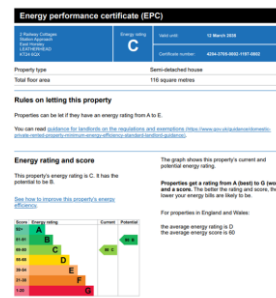


Approximate Gross Internal Area

Main House 1296 sq. ft / 120.42 sq. m
Shed 21 sq. ft / 1.92 sq. m
Total 1317 sq. ft / 122.34 sq. m



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.



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Built by Bryden Homes in 2015, this well-presented three bedroom, three bathroom semi-detached house is ideally located in the heart of East Horsley village, near the station.



THE PROPERTY A well-presented 3 bedroom, 3 bath/shower room semi-detached home built by Bryden Homes in 2015, ideally situated in the heart of East Horsley village just moments from the station and local amenities. Constructed to an exceptional standard, this attractive modern home combines stylish contemporary living with high quality finishes throughout. The standout feature of the ground floor is the impressive triple-aspect kitchen/dining room, flooded with natural light and featuring bi-fold doors opening directly onto the rear patio and garden. The kitchen is superbly appointed with an extensive range of shaker-style cabinetry, composite work surfaces and integrated Siemens double oven and grill, induction hob and Bosch dishwasher, together with space for an American-style fridge freezer. There is ample room for a large dining table, making this an ideal space for both everyday family living and entertaining. The welcoming entrance hall and sitting room both benefit from engineered oak flooring, whilst a cloakroom completes the ground floor accommodation. Underfloor heating runs throughout this level for added comfort. On the first floor are two generous double bedrooms with built-in wardrobes. The principal bedroom enjoys a luxurious ensuite shower room fitted with Roca sanitaryware and Italian tiling, whilst bedroom two is served by a stylish family bathroom finished to the same high standard. Occupying the entire second floor is an excellent double bedroom suite with a further high-quality ensuite shower room. Useful eaves storage is accessed both from the ensuite and bedroom via a large built-in cupboards. Outside, the rear garden has been thoughtfully landscaped with an Indian sandstone patio, lawned area and a well-stocked flower and shrub bed, together with a pathway leading to the garden store. A rear gate provides access to two allocated parking spaces approached through electric gates off Station Approach. Further benefits include double glazing, gas central heating and solar panels. COUNCIL TAX BAND F.

