



15 Farleys Close,
West Horsley, Surrey, KT24 6NB

£435,000, Freehold

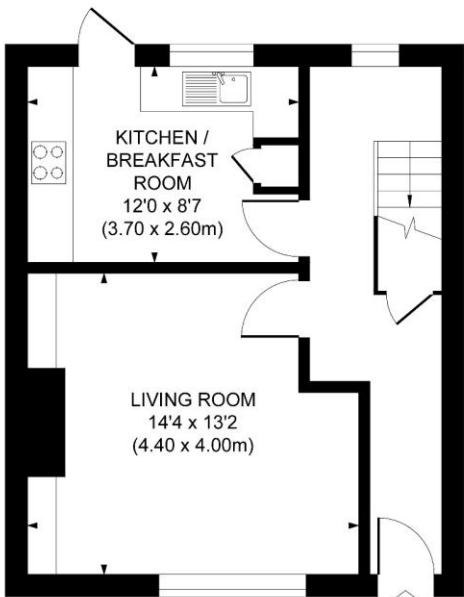
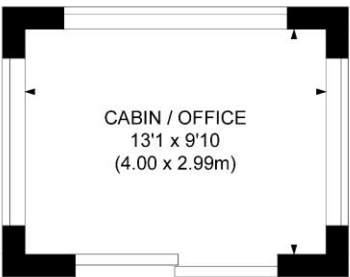
Directions

From our offices in East Horsley turn right and carry on under the railway bridge onto the Ockham Road North. Take the first turning on the left into East Lane and at the end of East Lane turn right into Long Reach. Farleys Close can be found a few 100 yards on the right hand side. The property will be found towards the end of the cul-de-sac on the left.

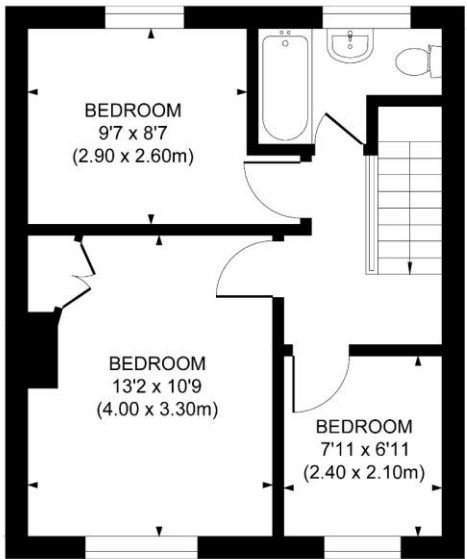
Local Authority

Guildford Borough Council: 01483 505050.

Approximate Gross Internal Area
Main House 786 sq. ft / 73.00 sq. m
Outbuilding 129 sq. ft / 11.96 sq. m
Total 915 sq. ft / 84.96 sq. m



GROUND FLOOR



FIRST FLOOR

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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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

**15 Farleys Close, West Horsley, Surrey,
KT24 6NB.**

Updated by the current owners, a three bedroom freehold mid-terrace house situated in a quiet cul-de-sac near open countryside, just over a mile from East Horsley village and station.



THE PROPERTY Nestled in a popular and quiet cul-de-sac adjacent to open countryside yet only 1 1/2 miles to East Horsly village and station by car or a 1 mile stroll via country footpaths. This 3 bedroom mid terrace house offers an excellent opportunity for buyers looking to purchase a freehold house in a lovely semi-rural setting. The property has been updated by the current owners to include stripped oak flooring through the majority of the rooms, paired with a light and neutral decorative palette. The entrance hall provides a functional introduction to the home, with a turning staircase up to the first floor. From the hallway, you enter a good sized lounge/dining room, which features fitted display shelving, integrated storage and a fire place housing a decorative woodburning stove. The kitchen is equipped with a range of traditional Shaker style units. It includes a built-in electric oven and hob, a fitted fridge/freezer, and a dishwasher, with practical space and plumbing for a washer/dryer. Upstairs, the first floor landing leads to the 3 bedrooms and the family bathroom. The main bedroom at the front of the house is a well-proportioned double with a built-in wardrobe and plenty of space to build in additional storage if required. The second bedroom is a smaller double room facing the rear. The third bedroom is a practical single, well suited for a bunk bed with desk below or a study. Servicing the first floor is the family bathroom with a white three piece suite, including a panel enclosed bath with a shower overhead. At the front of the property there is a small lawn plus a shrub and flower bed. This is adjacent to private, off-street parking for 2 cars. The sunny, L-shaped garden is another major feature of the home, measuring over 70ft in length. It is arranged with a paved patio directly behind the house, areas of lawn, various flower beds and a practical garden shed. Backing north-west the garden enjoys the sun all afternoon and evening. A recent addition is a superb garden cabin. It is currently set up as a home office but equally could be utilised as a gym or additional reception space. Council Tax Band D.

