



7 Howard Close
West Horsley, Surrey KT24 6LP





A delightful detached 3 bedroom bungalow, with 3 reception rooms and 3 bath/shower rooms, in a convenient private road location, just a 0.75 mile level walk from the main shopping parade & Horsley Station, within the Raleigh School catchment, and offered to the market with no onward chain.





7 Howard Close West Horsley, Surrey

We are delighted to bring to market this spacious and well presented detached bungalow. Accessed from the main entrance hallway, all the accommodation radiates from this central space. The galley kitchen provides all the usual appliances, and gives access to the generous dining room beyond. Created with its own access to the front, and therefore ideal for muddy boots and canine feet, this room benefits from a lantern style roof light, giving natural light to this multi-purpose area, which could be purposed as both a dining room or sitting room as required. This in turn gives access to the large utility room with window to the front and double opening doors giving access to the rear gardens.

The lounge offers a cosy space with feature fireplace, and windows overlooking the rear gardens and access to the rear Conservatory, which again has double opening doors to the rear garden, ideal for sitting out both in the warm summer sunshine and cooler winter days.

The main bedroom benefits from ensuite facilities comprising shower, hand basin and WC, and has a range of built in wardrobes and cupboards, Bedroom 3 has built in cupboards, and is served by the bathroom opposite, which is fitted with a WC, hand basin and bath.

Leading from the main hallway, the Study gives access to Bedroom 2 and a separate fully fitted bathroom, which offers both a roll-top bath and shower along with the usual WC and hand basin, an area in our opinion which could be used either as an annexe or working from home space, as an alternative to forming primary accommodation.

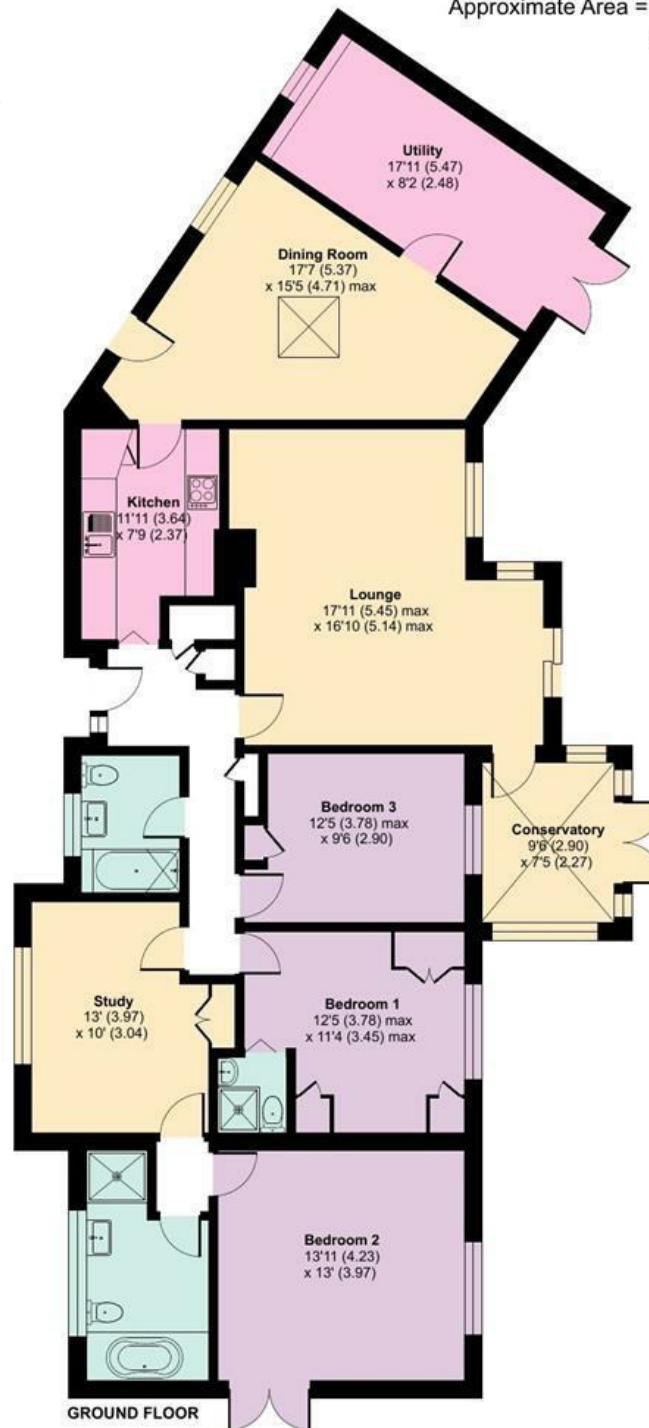
Outside, the gardens wrap around the property to provide a private sunny area ideal for socialising or enjoying the evening sun, with the front driveway providing parking for numerous vehicles.

For anyone new to the area, there is a vast range of educational and recreational amenities which include The Raleigh School (OFSTED rated Outstanding) just down the road, as well as Cranmore, Glenesk, St Teresa's and the Howard of Effingham. Less than a mile distant, the centre of East Horsley provides shopping including Sainsburys, a library, village hall, Doctor's surgery, and the station with frequent direct rail services to Waterloo & Guildford. There is also a fabulous choice of recreational amenities available for all ages including golf, tennis, cricket and all the open spaces of the Surrey Hills for cycling, walking and riding.



Approximate Area = 1673 sq ft / 155.4 sq m

For identification only - Not to scale



GROUND FLOOR





DIRECTIONS

From our office in Station Parade, follow Ockham Road North towards the staggered junction with The Drift. Turn right into East Lane and follow the road for approx 0.3 miles, where the turn into Hoard Close will be found on the left. No. 7 is the first property on the right hand side.///cones.logic.tunes

Tenure: Freehold. Guildford Borough Council Band G

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	76
England & Wales	
EU Directive 2002/91/EC	

