



Lindens, Cranmore Lane,
West Horsley, Surrey, KT24 6BY

£575,000 Freehold

Directions

From our East Horsley office turn right onto the Ockham Road South and carry under the railway bridge. Take the first turning on the left into East Lane and carry on as the road becomes The Street. Cranmore Lane is on the left hand side and Lindens can be found at the top on the left hand side.

Local Authority

Guildford Borough Council: 01483 505050.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Lindens
Cranmore Lane
West Horsley
LEATHERHEAD
KT24 6BY

Energy rating
C

Valid until
18 February 2035

Certificate number
58136 8622 9440 6270 6296

Property type
Semi-detached house

Total floor area
105 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/landlords-how-to-rent-property-minimum-energy-efficiency-standards-landlord-guidance>

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales, the average energy rating is D the average energy score is 60

Score

Energy rating

Current

Potential

92-101

A

79-88

B

69-78

C

59-68

D

49-58

E

39-48

F

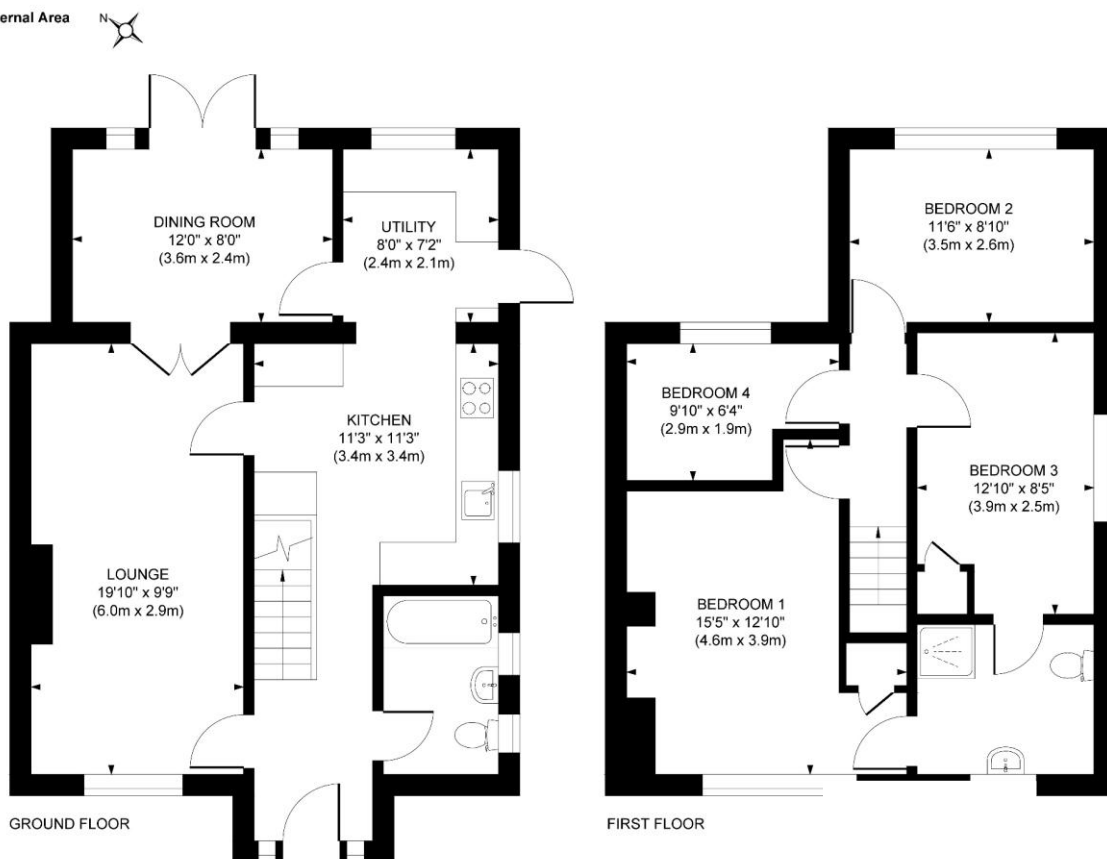
29-38

G

1-28

0

Approximate Gross Internal Area
1142 sq. ft / 106.00 sq. m



GROUND FLOOR

- DINING ROOM 12'0" x 8'0" (3.6m x 2.4m)
- UTILITY 8'0" x 7'2" (2.4m x 2.1m)
- KITCHEN 11'3" x 11'3" (3.4m x 3.4m)
- LOUNGE 19'10" x 9'9" (6.0m x 2.9m)

FIRST FLOOR

- BEDROOM 2 11'6" x 8'10" (3.5m x 2.6m)
- BEDROOM 4 9'10" x 6'4" (2.9m x 1.9m)
- BEDROOM 3 12'10" x 8'5" (3.9m x 2.5m)
- BEDROOM 1 15'5" x 12'10" (4.6m x 3.9m)

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.



HENSHAWS

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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.

**Lindens, Cranmore Lane, West Horsley,
Surrey, KT24 6BY**

Situated in a semi-rural location with country walks on the doorstep, a semi-detached four bedroom, two bath/shower house with driveway parking.



THE PROPERTY

A four bedroom, two bath/shower room semi-detached house located in a quiet lane in West Horsley. Whilst the house could do with a some updating it is a comfortable home as is. On the ground floor the lounge has a fireplace as the focal point and double doors through to the dining room with French doors out to the rear garden. The kitchen/breakfast room has a good range of shaker style units, range style cooker, butler’s sink and an integrated dishwasher. Through a wide arch the utility room has a useful door to the side and access into the dining room. The downstairs bathroom rounds off the ground floor. Upstairs bedrooms one and two have the use of a Jack and Jill en-suite shower room and bedrooms three and four have easy access to the ground floor bathroom. At the front there is driveway parking adjacent to the front garden and gated rear access. The rear garden is mainly lawn with a path to a sun terrace and garden shed. Cranmore Lane is a quiet residential road in West Horsley with countryside walks on the doorstep and a local pub less than a five minute walk. East Horsley village is approximately two miles away by car. The village of East Horsley comprises of a selection shops, restaurants, cafes and a railway station. Council Tax Band D.

