



**43 Nightingale Crescent,  
West Horsley, Surrey, KT24 6PD**

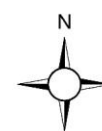
**£665,000 Freehold**

## Directions

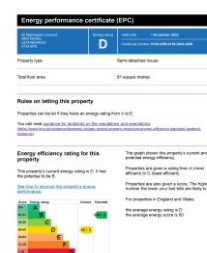
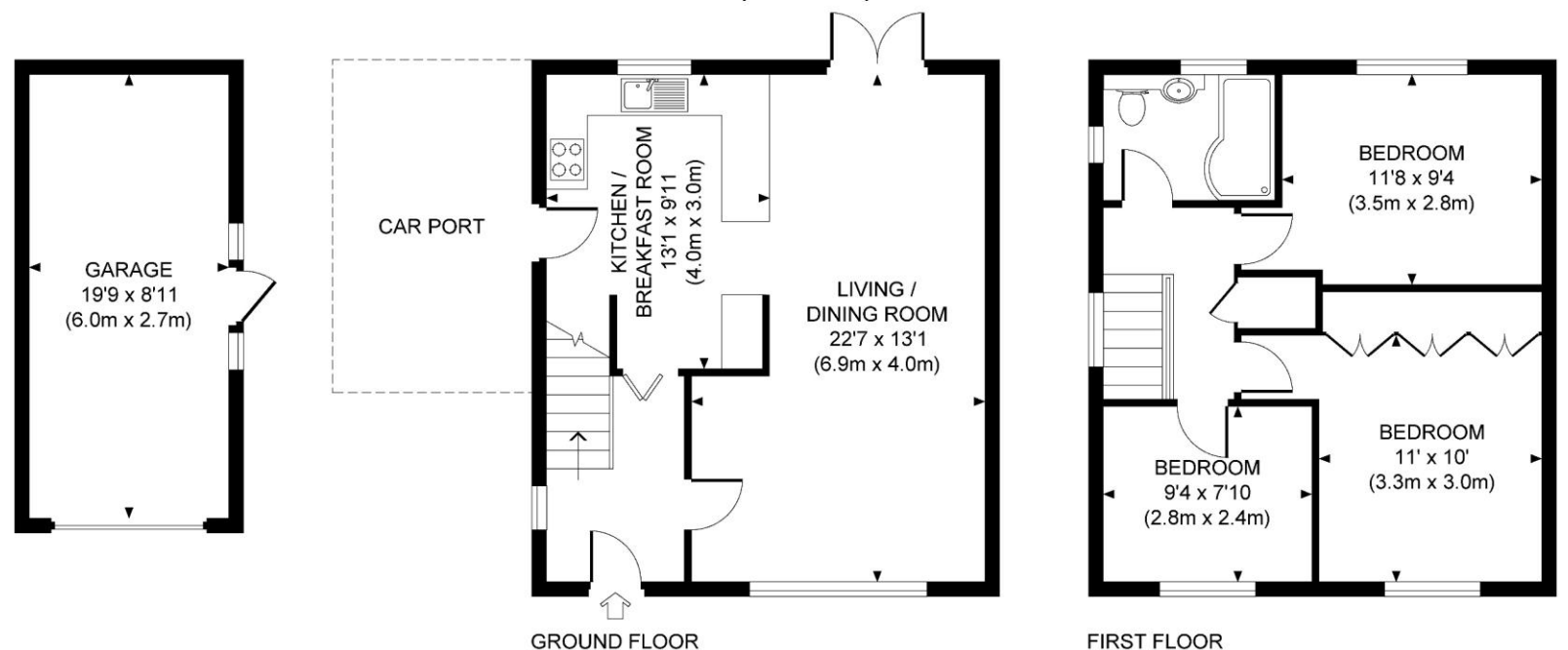
From our office in East Horsley turn right under the railway bridge onto the Ockham Road North, take the first turning on the left into East Lane. Take the first turning on the right into Nightingale Avenue and approximately 200 yards turn left into Nightingale Crescent and Number 43 will be found on the top right hand corner of the green.

## Local Authority

Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area  
876 sq ft / 81.3 sq m  
Approximate Gross Internal Area Outbuildings  
174 sq ft / 16.2 sq m





**43 Nightingale Crescent, West Horsley, Surrey, KT24 6PD.**

Situated only a short walk from East Horsley village centre and station and very close to The Raleigh School, a three bedroom semi-detached house set in a large garden.



**THE PROPERTY** A 3 bedroom semi-detached family home set on an impressive 0.3 acre plot, overlooking a large green and ideally located just 3/4 of a mile from East Horsley village centre and station. Situated within a quiet and highly desirable cul-de-sac, the property is a stone's throw from the sought after Raleigh School, making it perfect for families. Offering excellent potential to extend and enhance (STPP), this property presents a wonderful opportunity to create a larger family home. The welcoming entrance hall leads to a superb full-depth, dual-aspect lounge/dining room with a feature fireplace and an abundance of natural light. This inviting space flows seamlessly into the kitchen, which offers practical storage including a slot-in cooker, an understairs alcove with space for a fridge freezer, plus plumbing for both a washing machine and dishwasher. A side door provides convenient access to the carport, while a folding door returns to the hallway. Upstairs, a side window brightens the landing, leading to two generous double bedrooms, with the principal benefiting from full length fitted wardrobes. A comfortable single bedroom sits opposite the family bathroom, which is fitted with a shower over the bath. To the front, the property features a small lawn bordered by hedging and a driveway running alongside the house beneath a carport, leading to a detached single garage. A standout feature of this home is the substantial rear garden, which fans out from the house and is predominantly laid to lawn. Enclosed by mature hedging and timber fencing, it offers a wonderful sense of privacy and an ideal setting for outdoor entertaining, family life, or future landscaping. Offered to the market with no onward chain, this is a rare opportunity to secure a home in a prime location with outstanding potential. Council Tax Band E.

