



**Kingsbury Cottage, 38 Kingston Avenue,
East Horsley, Surrey, KT24 6QT**

£449,950 Freehold

Directions

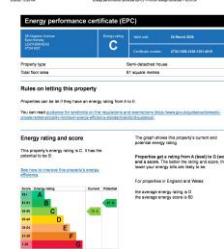
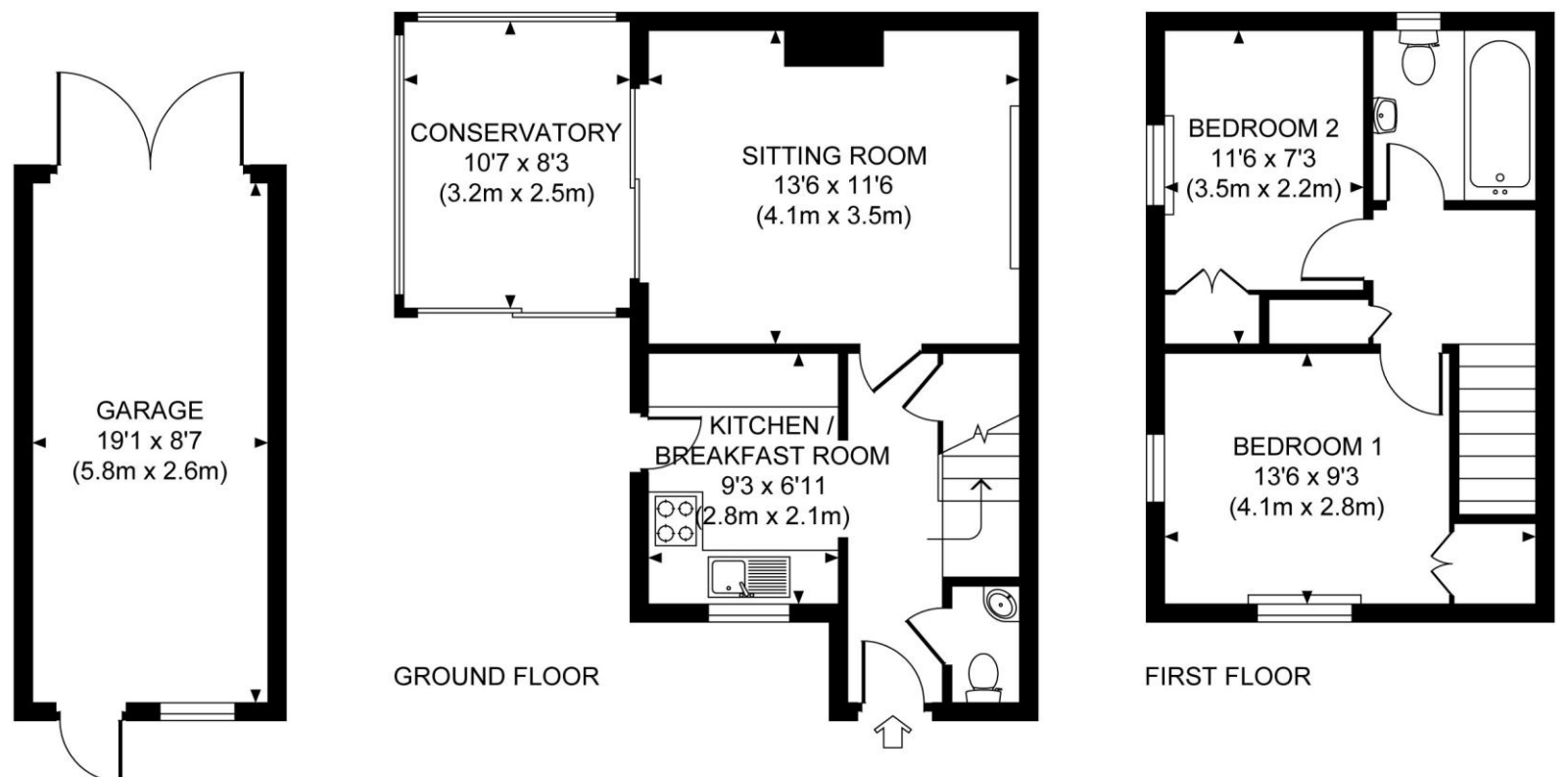
From our offices in East Horsley cross over the Ockham Road South into Kingston Avenue and Kingsbury Cottage is the last property on the right hand side.

Local Authority

Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area
680 sq ft / 63.2 sq m
Approximate Gross Internal Area Outbuildings
162 sq ft / 15.1 sq m



**Kingsbury Cottage, Kingston Avenue,
East Horsley, Surrey, KT24 6QT**

A well-presented two bedroom home in an enviable location in the centre of East Horsley right by the shops and station and available with no onward chain.



THE PROPERTY Kingsbury Cottage is a charming two bedroom semi-detached home, perfectly suited to an individual or couple seeking village living with everyday convenience. Ideally positioned in the heart of the village, the property enjoys immediate access to local amenities and the mainline station, while also with potential for extension (subject to the usual planning consents), making it an appealing first purchase. Directly opposite lies the expansive Kingston Meadows, a wonderful community green space offering something for everyone. With tennis courts, a fitness trail, children's playground, skateboard park, village hall and doctors' surgery, it forms the hub of village life. From here, scenic country footpaths weave between East and West Horsley, passing notable landmarks such as the Grange Park Opera House and West Horsley Place. Inside, the home offers a warm and inviting atmosphere. The sitting room is a particularly attractive space, centred around a characterful brick fireplace with sliding doors into a heated conservatory, replaced in 2022, with further sliding doors out to the garden. This additional reception area provides a lovely vantage point over the garden and is ideal for year-round enjoyment. The kitchen, while compact, is well appointed with a range of limed oak units, an eye level oven and grill, gas hob, fridge freezer and space and plumbing for a washing machine. A convenient door leads directly out to the garden, enhancing the home's practical layout. The entrance hall includes a useful coats area and access to a downstairs cloakroom. Upstairs, the light-filled principal bedroom benefits from a dual aspect and built-in wardrobes cleverly positioned over the stairs. The second bedroom is a versatile space, suitable as a small double or generous single, also featuring built-in storage. Both rooms are served by a family bathroom fitted with a shower over the bath, while the landing provides additional storage in the airing cupboard. Outside, the delightful south-westerly facing cottage style garden enjoys plenty of sunshine and is thoughtfully planted with a variety of flowers and shrubs. A pathway leads to the detached single garage and private driveway, offering parking for a couple of vehicles. Please note the cottage is available with no onward chain, has gas central heating and new double glazing was installed in 2017. Council Tax E

