



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

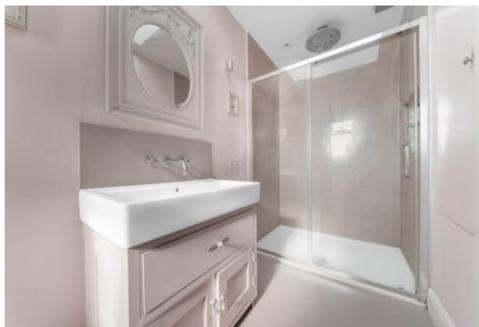
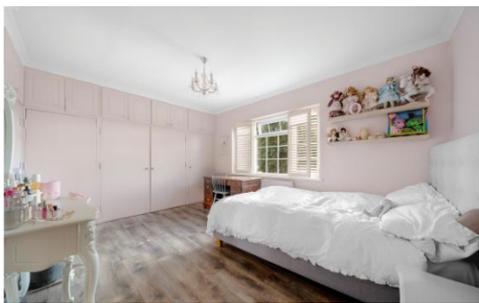
**£925,000 Freehold**

**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 41 will be found at the top of the green.

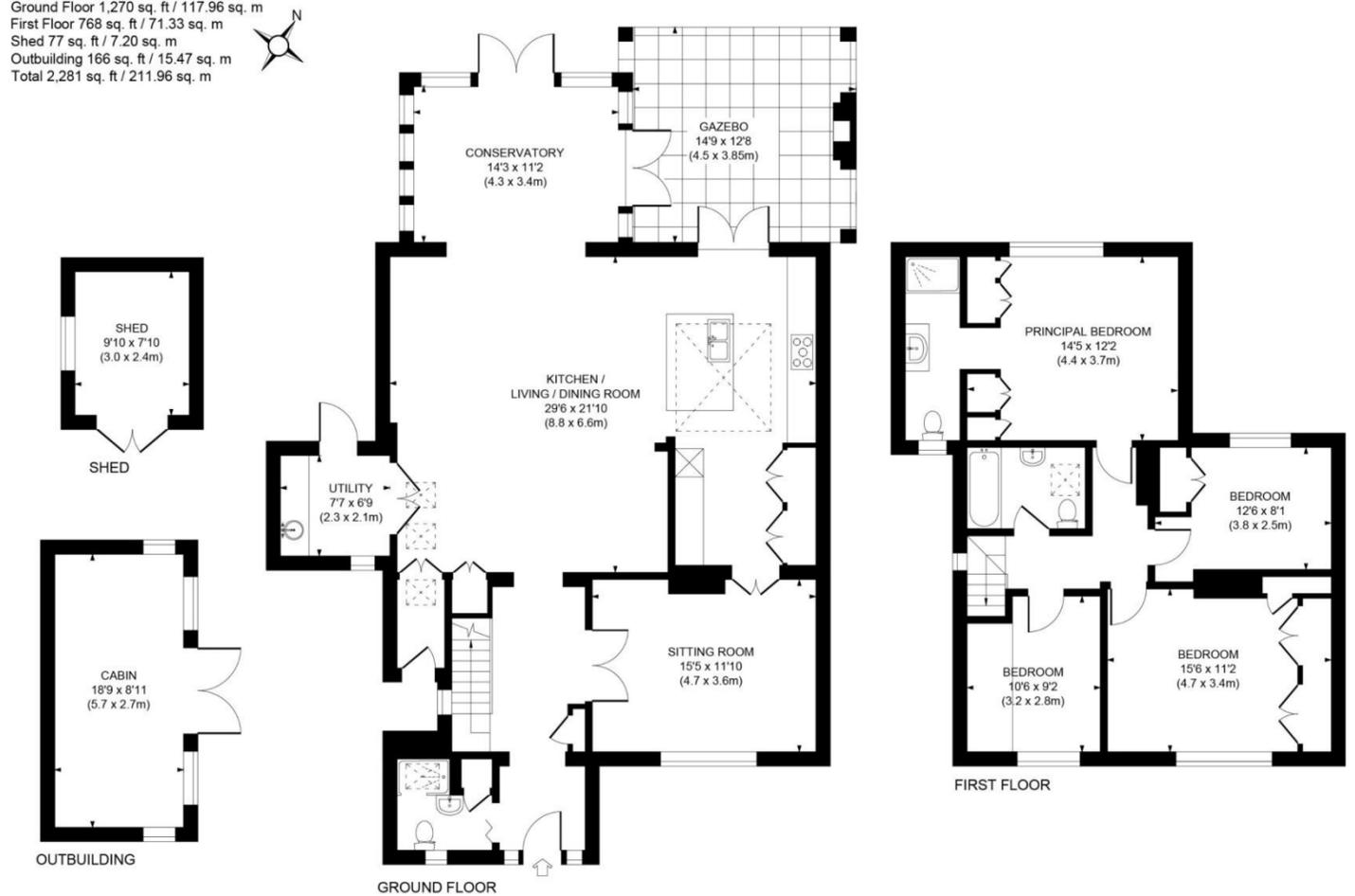
**Local Authority**

Guildford Borough Council: 01483 505050.



**Approximate Gross Internal Area**

Ground Floor 1,270 sq. ft / 117.96 sq. m  
 First Floor 768 sq. ft / 71.33 sq. m  
 Shed 77 sq. ft / 7.20 sq. m  
 Outbuilding 166 sq. ft / 15.47 sq. m  
 Total 2,281 sq. ft / 211.96 sq. m



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.



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

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



**THE PROPERTY** A stunning 4 bedroom, 3 bath/shower room semi-detached house of over 2,000 sq. ft. located at the head of a quiet cul-de-sac a stone's throw from the sought after Raleigh School. East Horsley village centre and station are a level walk of just under a mile. A wide porch guides you through the front door to the welcoming hallway with a coats hanging area, access into the cloakroom and a view through the house to the large garden at the rear. To the right the sitting room has engineered oak flooring and plenty of room for a large sofa and chairs, ideal to relax and watch tv. The substantial open plan kitchen/dining/living room is a wonderful space for contemporary family living with underfloor heating throughout. The hand built solid oak kitchen has all the appliances you would expect, with ample storage, an island unit with breakfast bar seating, all well-lit by a glazed roof light. The lounge/dining area and conservatory offers a flexible choice of configuration with the current owners dining in the conservatory. To the right there is ample space for a desk if a dedicated study area is desired. The utility room completes the ground floor. Upstairs, the four bedrooms all have built-in storage including the wonderful principal suite serviced by a luxury ensuite shower room. The other bedrooms have the use of the stylish family bathroom and ground floor walk-in shower in the cloakroom. Adjacent to the conservatory is a glazed roofed gazebo with a feature raised fireplace and chimney, ideal for entertaining. Beyond the garden is mainly laid to lawn with a pathway to the substantial triple aspect garden cabin with power and internet so ideal as a home office, gym or teenagers den. The house is set back from the road with off-street parking for a number of cars, a small area of lawn and useful timber bike store. Please note that the property is available with no onward chain. Council Tax Band E.

