



**32 Mount Pleasant,
West Horsley, Surrey, KT24 6BL**

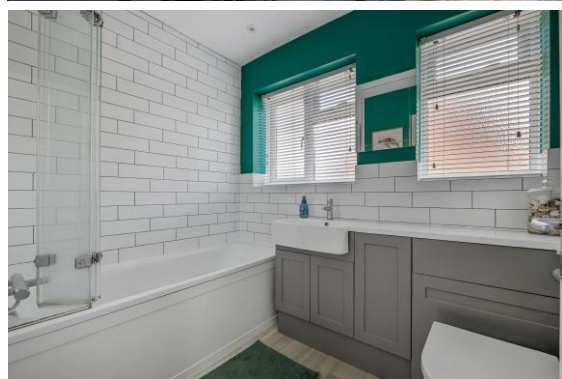
£649,950 Freehold

Directions

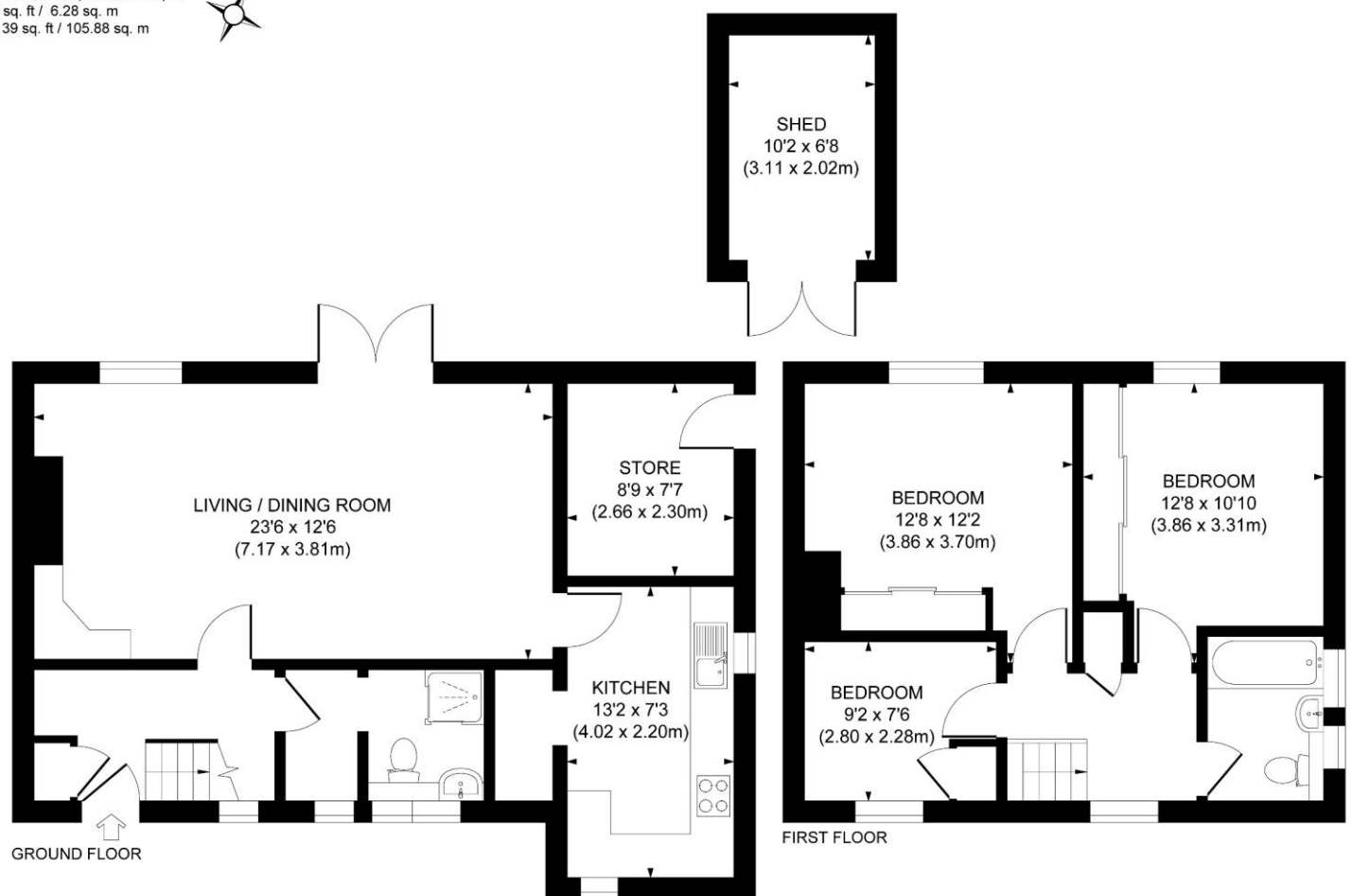
From our offices in East Horsley take the Ockham Road North for about 1/3 mile and turn left into East Lane. At the end of East Lane continue into The Street past the Barley Mow and King William IV public houses and turn left into School Lane. At the end of School Lane turn right into Mount Pleasant and turn into the spur on your left and number 32 will be found on the left hand side.

Local Authority

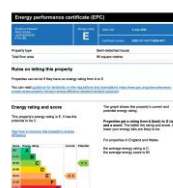
Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area
Main House 1,072 sq. ft / 99.60 sq. m
Shed 67 sq. ft / 6.28 sq. m
Total 1,139 sq. ft / 105.88 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.



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Situated very close to stunning countryside and only a five minute drive to East Horsley village and station, Henshaws is pleased to market a completely refurbished three bedroom, two bathroom house with driveway parking and lovely garden.



THE PROPERTY A well-presented semi-detached three bedroom, two bathroom family home located very close to stunning countryside that has been refurbished by the current owners. The refurbishment includes a complete re-wire, data points in the living room, all three bedrooms and in the loft. The loft has 300mm of insulation fitted under raised boarding. It is worth mentioning that services have been made available to the loft should anyone want to convert the large loft space into further accommodation which many in the road have done. A new electric boiler that serves the underfloor heating and provides hot water. All the internal doors have been replaced with FD 30 fire doors and the skirtings and architraves are all new. On entering through the front door the hallway is light and spacious and has a useful cupboard for coats and storage, past the stairs a corridor leads to a new ground floor shower room which also serves as a ground floor w.c. Also from the hall is a glazed door that opens to a large sitting room and dining room with plenty of space for large L-shaped sofa and large dining table. This in turn leads to the newly refitted kitchen with a range of modern units, double oven and induction hob and has plenty of work surfaces. The ground floor has attractive Karndean flooring throughout. Upstairs off the landing are the three bedrooms and the family bathroom attractively refitted with a white suite with a bath with shower above and a basin and w.c. built-in to a unit with storage below. There is attractive modern white tiling over the bath and also half tiled above the basin and w.c. The current vendors have arranged the kitchen space so that should anyone wish to develop this space further, the adjacent store room currently accessed from outside, could be made part of the kitchen and could also be made open plan to the dining area. Outside to the front there is a new driveway which has space for two cars and the front garden has been recently landscaped with lawn area and attractive pathways from the pedestrian gate and from the driveway. To the rear is a very good sized garden with large patio leading to a lawn area and useful shed to the bottom of the garden. In addition there is plenty of space for children to play including space for a trampoline and goal posts. Council Tax Band E.

