

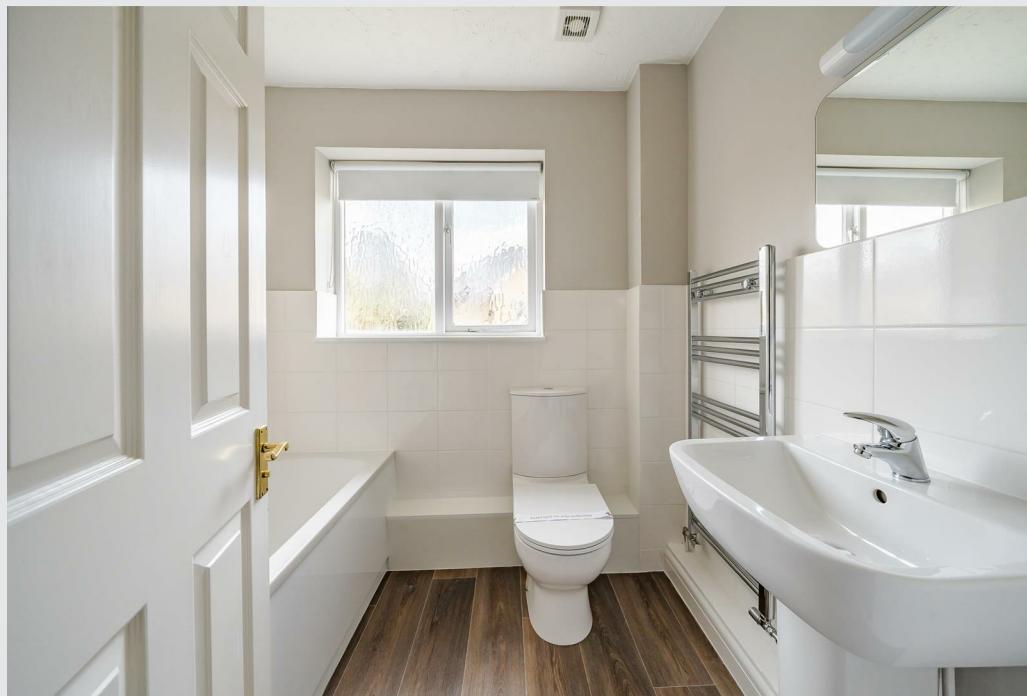


1 Thornleas Place
East Horsley, Surrey KT24 6DJ





A well presented refurbished 3 bedroom home (one ground floor bedroom with ensuite), conveniently located in the heart of the village, being literally a stone's throw from both the centre of Horsley main shopping parades and Station for direct train services to both Waterloo & Guildford. No onward chain.





1 Thornleas Place East Horsley, Surrey

Once across the threshold, the entrance hall leads into the living room, with bay window and views overlooking the front. This in turn leads to the well proportioned light and airy Kitchen/Dining Room which has been refurbished in recent years and is fitted with a range of appliances, has space for a dining table and chairs, and benefits from double doors opening onto the rear garden.

The accommodation on the ground floor is completed by a ground floor double bedroom with double doors to the garden, built-in wardrobes and access to the adjoining ground floor shower room.

To the first floor, the main double bedroom has an ensuite shower room and built-in wardrobes, with the third bedroom having views over the rear garden. The first floor accommodation is completed by a family bathroom with handheld shower over the bath.

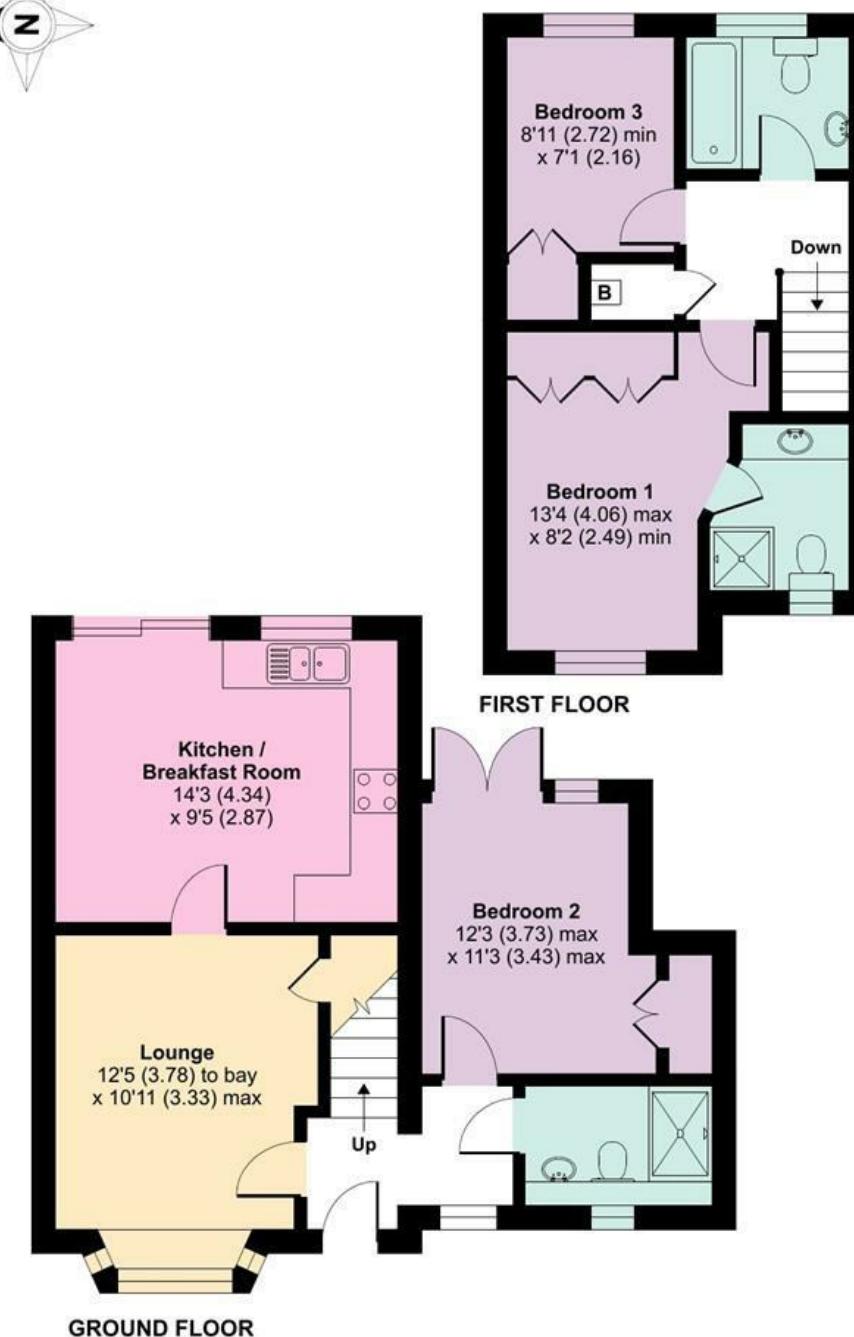
Externally, the fully enclosed rear garden has been terraced to provide a low-maintenance garden, with a patio area providing a comfortable space to enjoy outside eating, and gated side access, and to the front of the house there is good sized block paved private driveway for 2 cars alongside a paved pedestrian path and mature shrubs.

The property is located in the very heart of East Horsley village, close to the station (Waterloo in 45 mins), local shops, cafes, Post Office, Library, restaurants and boutique independents, and just a little further to the recreation ground and open spaces adjoining the Village Hall and Medical Centre. For more comprehensive shopping Cobham and County Town of Guildford are both nearby and easily accessible.



Approximate Area = 914 sq ft / 85 sq m

For identification only - Not to scale



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023.
Produced for Wills and Smerdon. REF: 965294



DIRECTIONS

From our offices in Station Parade, proceed towards the station to the end of the shops and cross the Ockham Road South into Station Approach, following the footpath to the right, where after approx.25 yards No 1 will be found on the right hand side.//fairly.shall.lions



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	84
EU Directive 2002/91/EC			

