45 Nightingale Crescent,

West Horsley, Surrey, KT24 6PD

£865,000 Freehold

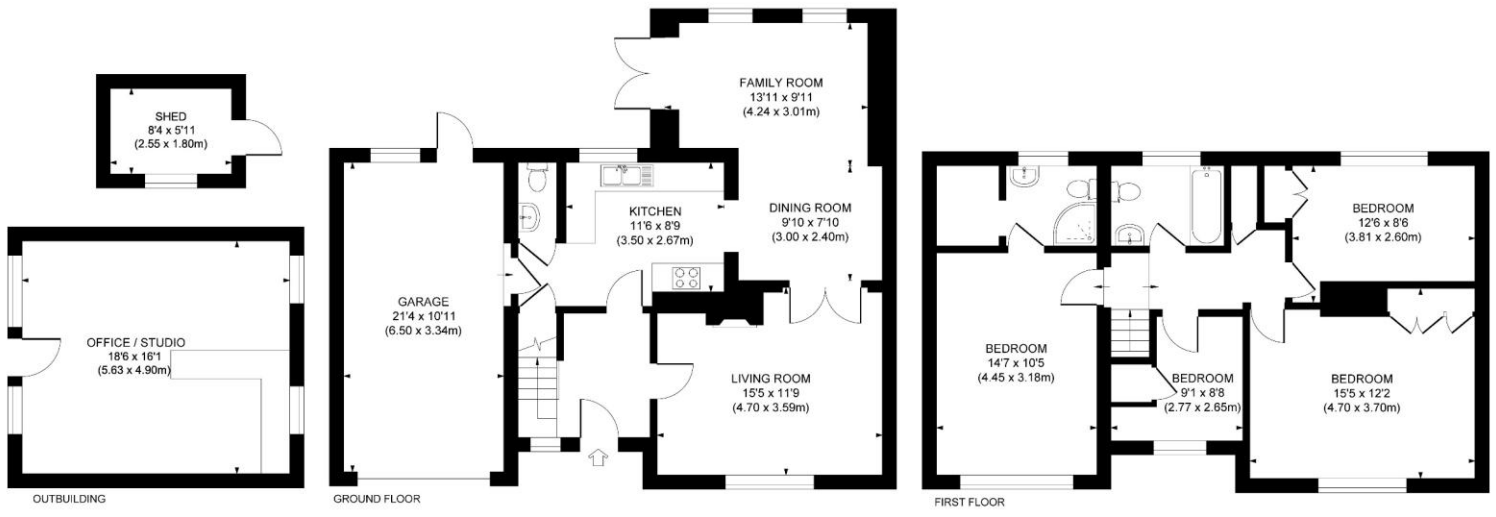
Directions

From our office in East Horsley turn right under the railway bridge onto the Ockham Road North and 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. Number 45 will be found on the top right hand corner of the green.

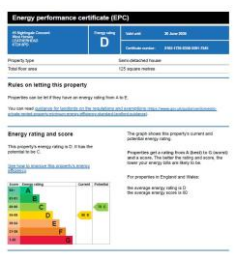
Local Authority

Guildford Borough Council: 01483 505050.

Approximate Gross Internal Area
Main House 1,420 sq. ft / 131.98 sq. m
Garage 233 sq. ft / 21.71 sq. m
Outbuilding 346 sq. ft / 32.17 sq. m
Total 1,999 sq. ft / 185.86 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.



HENSHAWS

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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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

THE PROPERTY

A spacious and thoughtfully extended 4 bedroom semi-detached family home, perfectly positioned at the end of a highly sought-after crescent and just a short walk from the popular Rayleigh School. The ground floor offers excellent, adaptable living space. An inviting entrance hall opens into a generous lounge, which flows through double doors into the dining room. This space connects seamlessly to a bright family room featuring double doors that open directly onto the rear terrace. The well-fitted kitchen enjoys lovely views of the garden and connects back to both the dining room and hallway. Additionally, a practical lobby area features a cloakroom and access to a good-sized garage, which offers excellent potential for conversion into further living space. Upstairs, the accommodation comprises a spacious principal bedroom complete with an en-suite shower room and a walk-in closet. There are two further double bedrooms (both with fitted wardrobes), a versatile single bedroom with a storage cupboard, and a family bathroom. Outside the property truly shines with its spectacular, expansive gardens measuring 0.25 acres. Featuring vast lawn areas, mature trees, and high screening hedges for ultimate privacy, it provides a beautiful backdrop for outdoor entertaining. The garden also hosts a large, versatile home office/studio (previously a double garage), ideal for remote work or a gym. Council Tax Band E.