



6 Overbrook
West Horsley, Surrey KT24 6BH





A bright and light, well maintained semi detached home in a quiet cul de sac located in the popular village of West Horsley. Set in charming established gardens, we recommend a viewing to appreciate this comfortable home.





6 Overbrook

West Horsley, Surrey

Set back from the road with a front lawn, the property is approached via a driveway which provides ample off street parking, and leads to the garage adjacent to the property.

Once across the threshold, this well presented home has a welcoming entrance hallway leading to the main living room, flowing through to the dining room which has double patio doors onto the delightful rear gardens.

Also off the entrance hall, the separate kitchen is fitted with all the usual appliances, and has a side access door leaving to the gardens and path to the garage.

The ground floor accommodation is completed by a cloakroom which also serves as a utility and has space for a washing machine.

Upstairs, there are 2 double bedrooms, both with large picture windows and one overlooking the rear garden. There is also a single bedroom/study with window overlooking the garden.

The family bathroom has recently been refitted with a generous walk in shower, and has a privacy window overlooking the front.

The rear gardens are a true delight extending to over 70' in length, with mature shrubs and trees, and in our opinion, offer a fantastic backdrop to the house and provide sufficient space for the provision of a home office/gym should this ever be required.

An early viewing is recommended and there is the potential for expanding the home, STTP.

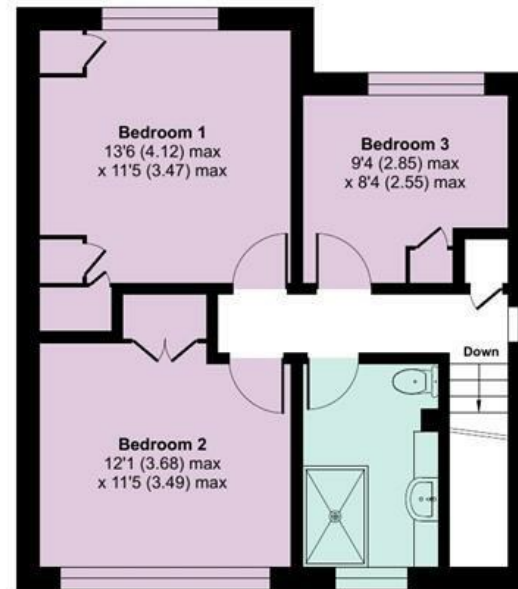


Approximate Area = 954 sq ft / 88.6 sq m

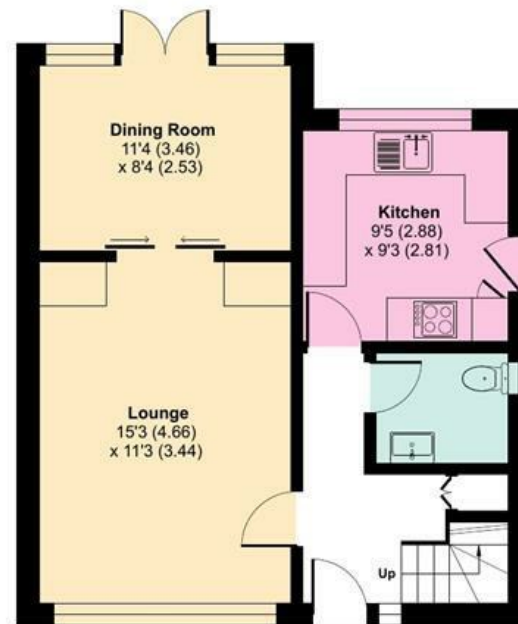
Garage = 159 sq ft / 14.7 sq m

Total = 1113 sq ft / 103.3 sq m

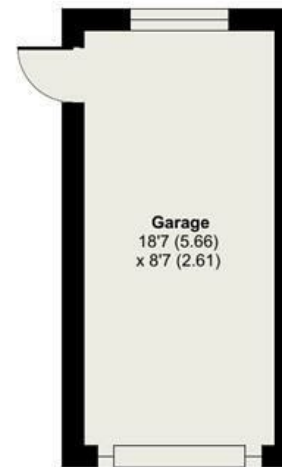
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





DIRECTIONS

From our offices in East Horsley, proceed north along Ockham Road North. At the junction with East Lane, turn left. Continue along East Lane which turns into The Street, West Horsley. Shortly after the King William IV pub, take the turning into School Lane on the left. At the end of School Lane, turn left into Overbrook and number 6 will be found a short distance on the left hand side. What3Words ///lion.homes.area

Horsley Office | 6 Station Parade, East Horsley, Surrey, KT24 6QN T | 01483 284141
Ripley Office | Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ T | 01483 224343
 E | enquiries@willsandsmerdon.co.uk W | willsandsmerdon.co.uk



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		
	67	75
England & Wales		
EU Directive 2002/91/EC		

