



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

**£850,000 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 44 will be found on the top right hand corner of the green.

### Local Authority

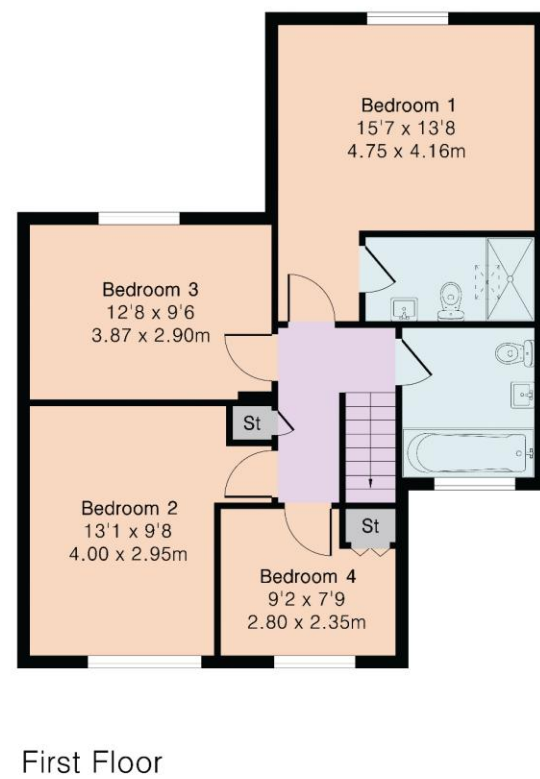
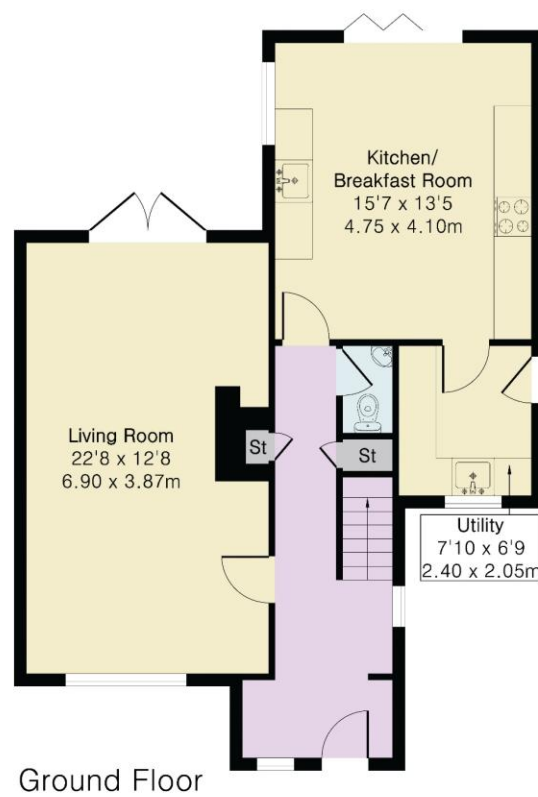
Guildford Borough Council: 01483 505050.



**Approximate Gross Internal Area 1379 sq ft - 128 sq m**

Ground Floor Area 707 sq ft – 66 sq m

First Floor Area 672 sq ft – 62 sq m





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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 well-presented four bedroom family home with stunning garden in a prime location near The Raleigh School approximately ¼ mile level walk of East Horsley village centre and station. Tucked away in the corner of a quiet and popular cul-de-sac, this spacious four bedroom, two bathroom semi-detached home sits on a generous 0.3 acre plot with a substantial garden. Ideally positioned close to the highly sought after Raleigh School, the property is presented in excellent order throughout and offers superb family living space. The welcoming extended hallway includes a coats hanging area and leads into the light-filled, dual-aspect lounge with double doors opening to the rear patio and garden. At the heart of the home is the impressive double-aspect kitchen/breakfast room, fitted with a stylish range of shaker-style units, integrated dishwasher, double oven and grill and a 5-ring gas hob. There is ample space for a large fridge/freezer, while bi-folding doors provide a seamless connection to the garden. A separate utility room offers further shaker-style storage, a wine rack, and space and plumbing for laundry appliances, as well as a convenient side door. Both the kitchen and utility benefit from underfloor heating. A downstairs cloakroom completes the ground floor. Upstairs, the principal bedroom enjoys garden views and a modern ensuite shower room with a large walk-in shower. Bedrooms two and three are excellent doubles, while bedroom four is a generously sized single. These are served by the family bathroom, fitted with a shower over the bath. One of the home's standout features is its superb rear garden, extending approximately 200 ft and widening to nearly 70 ft. Beyond the large patio there are flower and shrub beds, a feature pond, expansive lawn, and a garden shed. To the front, the property benefits from off-street parking for three vehicles, with side access that widens as the plot fans out. This is a rare opportunity to acquire a spacious and immaculately presented family home with an exceptional garden in one of the area's most sought-after locations. Council Tax Band E.

