



**44 St Martins Close,  
East Horsley, Surrey, KT24 6SU**

**£615,000 Freehold**

### Directions

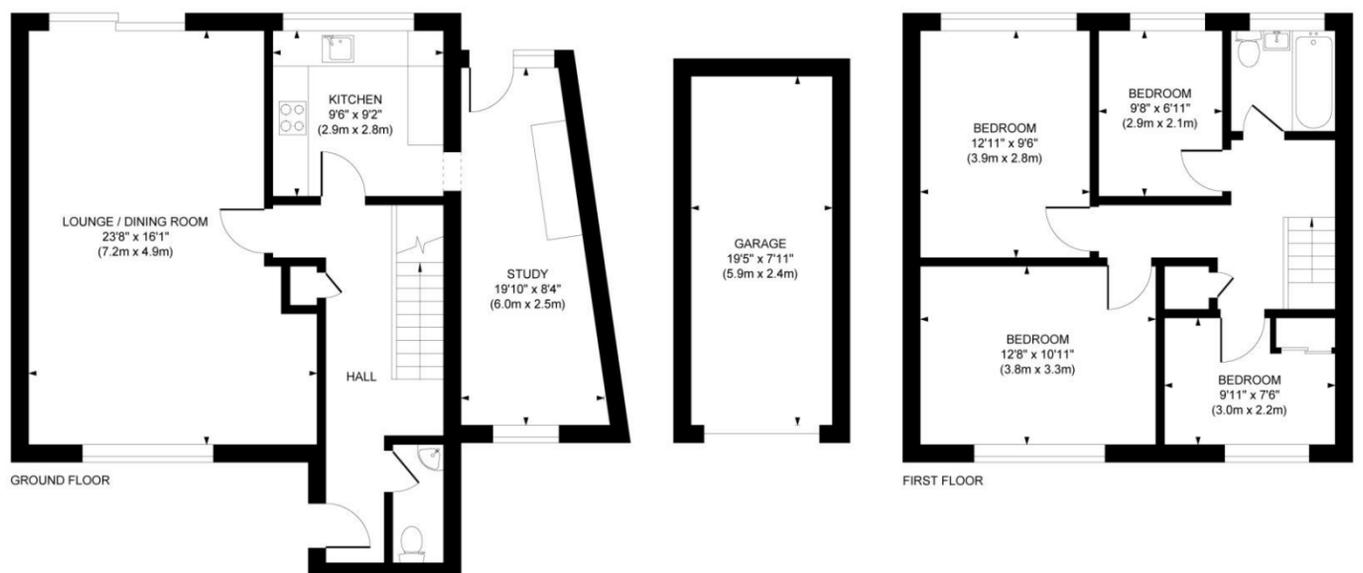
From our offices take the Ockham Road South for about one mile and turn right into St Martins Close. Number 44 will be found on the right hand side after about a hundred metres.

### Local Authority

Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area  
1411 sq. ft. / 131.1 sq. m (Including Garage)



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.



**44 St Martins Close, East Horsley, Surrey,  
KT24 6SU**

A substantial four bedroom semi-detached house in a quiet cul-de-sac location offered in excellent order throughout.



**THE PROPERTY** A 4 bedroom semi-detached home presented in excellent order throughout, on a corner plot in a quiet cul-de-sac at the southern end of East Horsley village. Local shops at Bishopsmead Parade and the Sheepleas area of the Surrey Hills are a short walk away with the village centre and station approx. one mile north. Remarkably the house has an EPC rating of A. There are 3Kw of solar panels on the roof, which helps to offset home electricity usage during daylight hours, as well as generating a small income of around £200-250 per year from the energy feed in tariff, which runs until 2041. The panels work with the home energy smart meter that monitors how much is being generated above household usage and therefore sent to the grid. Low voltage lighting and insulation of the walls and loft also contribute to the superb rating. The accommodation includes a light and bright dual aspect lounge/dining room with sliding doors to the rear garden and a large picture window at the front. The kitchen is fitted with shaker style units, double oven and grill, 4-ring halogen hob, integrated fridge/freezer, slimline dishwasher and washing machine. Through an arch there are further kitchen units that could be plumbed to create a utility area and an area to the front that would be ideal as a study but is currently used as a workshop. Useful pull out drawers under the stairs and the cloakroom round off the ground floor. Upstairs there are two excellent double bedrooms, a smaller double bedroom and a fourth cosy double room with a cupboard over the staircase bulk head. These all have the use of the well-equipped family bathroom. At the front of the house there is a pleasant garden with a lawn, flower and shrub beds and a gravel driveway with parking for two cars. In addition there is a single garage in a block about 100 ft. behind the house. The back garden has a decked area and patio with steps down to an area of lawn, feature pergola, a collection of rose bushes and a summer house. Council Tax Band F.

