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1933

63 Nightingale Crescent

West Horsley, Surrey KT24 6PD

A well presented 3 bedroom, 3 reception room family home in the heart of West Horsley, offering spacious accommodation and delightful gardens, close to the Raleigh School and local amenities.

63 Nightingale Crescent

West Horsley, Surrey

We are delighted to offer for sale this well presented 3 bedroom semi detached family home situated in this child-friendly crescent just a short stroll from The Raleigh School & less than a mile from the Station (London Waterloo 42 mins).

Externally the property is approached by a gated driveway providing ample off-street parking with a gated side access to the rear gardens & covered log store.

Accessed via a useful porch and laminate floored hallway, this particular home benefits from 3 intercommunicating reception rooms, including a spacious living room to the front with wood burning stove, a dining/family room accessible from both the living room and the kitchen and a conservatory with direct access to the lovely gardens.

Beyond the well equipped kitchen is a rear lobby with useful additional storage/slimline appliance cupboard and a separate downstairs cloakroom.

Upstairs there are 3 bedrooms, comprising of a large main bedroom with built-in wardrobe cupboards, a second double bedroom and a third single bedroom, which could be used as either a children's nursey or working from home space, and a modern family bathroom with white suite including a shower over the bath.

The rear gardens are a real feature of the property with a patio to the rear of the house, beyond which the gardens are principally laid to lawn, widening towards the rear where there is a useful tool shed, mature shrubs and hardstanding area idea for BBQ's or catching the afternoon sun.

Nightingale Crescent is a quiet cul-de-sac in West Horsley located off Nightingale Avenue. The Raleigh School is under 100 yards away on the other side of a central Green, with the main shopping and amenities of East Horsley village, with its selection of local shops, cafes and Post Office being only 3/4 mile distant, with its station providing direct service to Waterloo & Guildford.

APPROX. GROSS INTERNAL FLOOR AREA 1131 SQ FT 105 SQ METRES (EXCLUDES OUTBUILDINGS)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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DIRECTIONS

From our Offices in East Horsley, proceed under the railway bridge into Ockham Road North. Continue passed Glenesk School and turn left into East Lane. Take the 1st right hand turning into Nightingale Avenue and after approx. 100 yards, turn left into Nightingale Crescent whereupon number 63 will be found on your right hand side just before the green.
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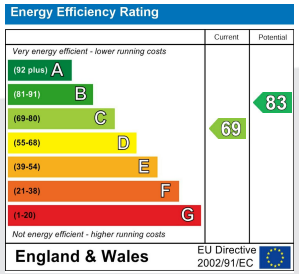

Our Social Media

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