



32 Weston Lea
West Horsley, Surrey KT24 6LG

W & S

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We are delighted to offer for sale this 2 double bedroom bungalow situated in a prime position within this convenient and ever popular development, and offering the incoming owner wonderful scope to update the interior to their own requirements.

The accommodation includes : Entrance Hallway - Kitchen - Sitting Room - Sun Lounge - 2 Bedrooms - Family Bathroom - Attached Garage - Private & Easily Maintained Southerly Facing Gardens - Backing onto Playing Fields - Gas Fired Warm Air Central Heating - Double Glazing - 0.7 mile walk to Village Centre





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Accessed via a level and straight walkway, the covered porch provides access to the reception hall from which all the main accommodation flows. The kitchen overlooks the front garden, offering a wonderful "window on the world", and has fitted base cupboards and wall units. The comfortable sitting room has sliding patio doors providing access to the sizeable sun lounge, which enjoys views over the rear gardens and provides access to both the rear garden and attached garage. Following along the hallway, there is access to the two double bedrooms along with the family shower room, which is fitted with white sanitary ware and completes the accommodation.

The garden has been designed with ease of maintenance in mind with a gated access to the side. The garden is delightfully private, with a square paved sun terrace which leads onto the lawn with mature shrubs and beech hedge boundaries. The property also benefits from an attached single garage with driveway parking to the front.



Approximate Area = 676 sq ft / 62.8 sq m

Garage = 151 sq ft / 14 sq m

Total = 827 sq ft / 76.8 sq m

For identification only - Not to scale



GROUND FLOOR





Built just over 30 years ago, Weston Lea has always held great appeal for those seeking a quality bungalow or anyone wishing to downsize due to its exceptional location, being a 0.7 mile level walk of the village centre, and this particular home offers the perfect blank canvas for the next owner to make their own mark on the interior.

The extensive amenities in the village include shops, a library, village hall and Doctor's surgery, along with a direct rail service to London Waterloo & Guildford from the station. Also on hand are a choice of excellent golf clubs, a hugely active U3A and many other clubs ranging from flower arranging to Bridge.

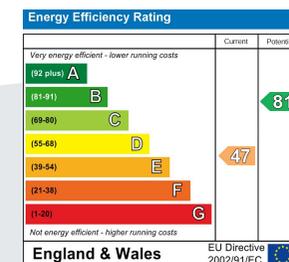
Distances: Local shops and Station serving Waterloo & Guildford 0.7 mile - Cobham 4.1 miles - Guildford 7.3 miles - Heathrow 17.8 miles - Gatwick 20.3 miles - A3 Northbound 2.5 miles - M25 (junction 10) 4.2 miles

Guildford Borough Council Band F
Tenure: Freehold. No onward chain.



DIRECTIONS

From our Offices in East Horsley proceed under the railway bridge into Ockham Road North taking the first turning on the left after Glenesk School into East Lane. Take the first turning on the left into Weston Lea and follow the road along to the end, where number 32 will be found on the left, immediately after the entrance to the playing fields. [///policy.aura.people](http://policy.aura.people)



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