



128 East Lane,
West Horsley, Surrey KT24 6LQ





A superbly presented 3 bedroom detached home built approximately 13 years ago with charming South and West facing gardens, conveniently located just a short walk of East Horsley village and within the catchment area of excellent local schools.

Large Entrance Hall : 3 Reception Rooms : Kitchen/Dining Room : Cloakroom : Utility Room : 3 Bedrooms (one ensuite) : Downstairs W.C. : Family Bathroom : Stunning Gardens





128 East Lane, West Horsley, Surrey

We are delighted to offer for sale this immaculately presented detached home with pretty South and West facing gardens, situated within a short walk of East Horsley village and train station. The layout of the accommodation enhances the natural flow of the property: the entrance hall gives access to the main reception rooms and kitchen/dining areas, with a useful downstairs cloakroom and plenty of storage cupboards. The well-equipped Shaker style kitchen/dining room offers integrated appliances, granite work surfaces and space for dining table, with French doors to the garden. The main reception room is a bright double aspect space with door to hallway & an opening connecting the dining area. There is a fully equipped utility room complete with sink and an integrated vacuum system connecting various areas within the house.

Upstairs, the master bedroom has its own sumptuous ensuite shower room, with the family bathroom serving the other 2 bedrooms. The second bedroom is an excellent size and benefits from ample wardrobe space to one side.

Outside the property is approached via the paved driveway which provides ample visitor parking. Due to the orientation of the house on its plot, the outside spaces enjoy a southerly aspect to the rear with the main gardens enjoying a westerly aspect. The grounds are quite simply breathtaking & feature a privately covered & adjoining pergola patio which enjoys an incredible alfresco feeling. Beyond the extensive patio areas, the pathway meanders through a series of 'rooms' interspersed with planting one might expect to see at nearby RHS Wisley! These outside spaces are laid mainly to lawn with planted borders and seating areas to enjoy the sun and/or shade through the day, whilst still offering scope for the keen or amateur gardener. There are also two useful potting sheds at the far end.

The property benefits from gas fired central heating and double glazing throughout.

Location: East Lane is a popular central location, being a flat walk to the local shops and station in East Horsley. Also close to hand are superb schools, lovely country pubs, excellent Golf Clubs and miles of open countryside. The A3 and M25 are both close to hand, and the property sits equidistant to both Heathrow and Gatwick airports, all in all making this location the complete package for a delightful semi-rural feel, yet only 28 miles from Trafalgar Square!

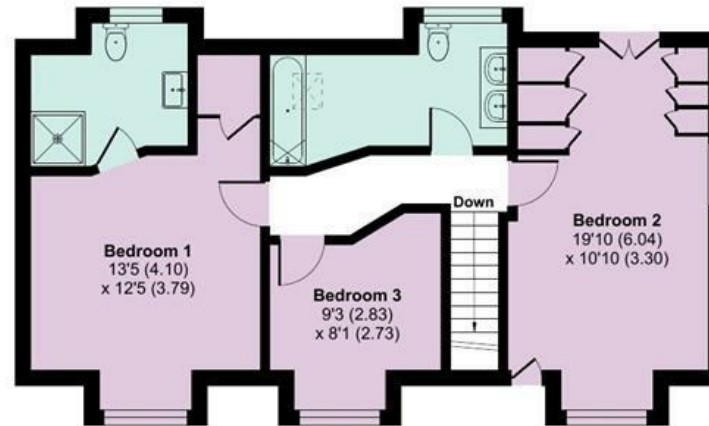


Approximate Area = 1606 sq ft / 149.2 sq m (exclude sheds)

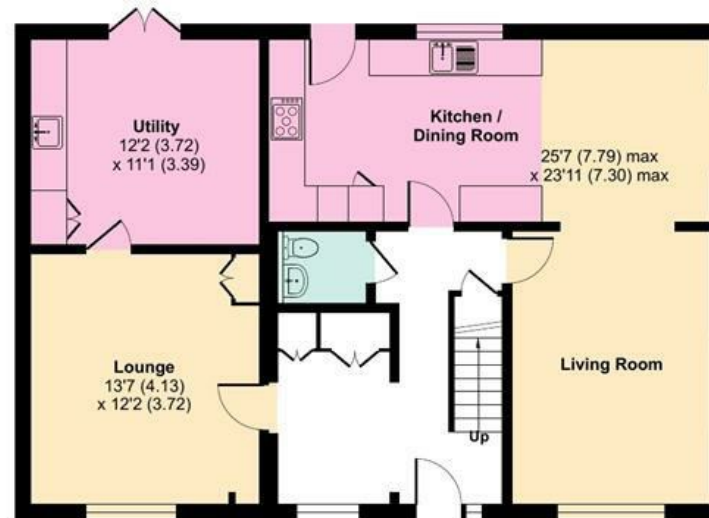
Workshop = 112 sq ft / 10.4 sq m

Total = 1718 sq ft / 159.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





DIRECTIONS

From our office in East Horsley continue along Ockham Road North, under the railway bridge and turn left into East Lane. 128 East Lane will be found on the left hand side shortly before the turning into Heatherdene. [///credit.strict.cool](http://credit.strict.cool)

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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		
England & Wales	81	88
EU Directive 2002/91/EC		

