



18 Chestnut Way
East Horsley, Surrey KT24 6FR





A beautifully presented 3 bedroom semi-detached home with attached garage, in a large South-West facing corner plot in this prime residential development in the heart of East Horsley Village, just a 350 yard stroll to the Station and shops. No Onward Chain





18 Chestnut Way

East Horsley, Surrey

We are delighted to offer by invitation only this immaculate home in the very heart of the village.

Nestled at the far end of Chestnut Way on a double width South-West facing plot, the property is perfectly situated within this prime location just a 350 yard stroll from both the Station serving Waterloo in 45 mins, and the main shopping parades including Sainsburys and a raft of independent boutique shops and cafés.

Once over the threshold, the interior has been beautifully designed to give the most luxurious feel with Amtico flooring seamlessly flowing throughout the ground floor spaces which include the main lounge and across the rear of the house the all important kitchen/dining room, which takes full advantage to soak in the south-west facing garden aspect. The kitchen has been comprehensively equipped with Silestone kitchen worktops and all the usual built-in and integrated appliances, and has double doors opening directly onto the sun terrace.

The ground floor spaces are completed with a generously proportioned guest cloakroom which is future-proofed for the provision of a shower if desired, and a storage space currently utilised as a walk-in pantry.

From the reception hall is a staircase to the first floor where there are 3 excellent sized bedrooms. The main bedroom has an en-suite shower room, with both of the double bedrooms having a range of wardrobe storage cupboards. The 3rd bedroom is a good sized single bedroom or as currently utilised as a spacious home office.

The property also benefits from an attached garage with single door access from the garden and a private parking space with EV charger.

Beyond the beautiful finishings to the home, the property also scores an incredible A rating (98/100) for energy efficiency. With triple glazed windows throughout, there are also PV gains from the roof panels, making this possibly one of the most energy-efficient homes with regard to running costs in the village.

Offered for sale with the additional benefit of no onward chain, this is home like no other in the village centre and an early appointment to view is highly recommended.

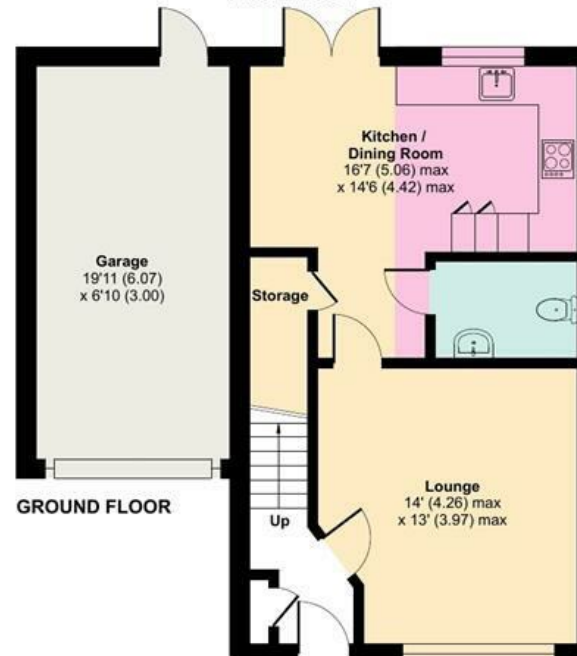
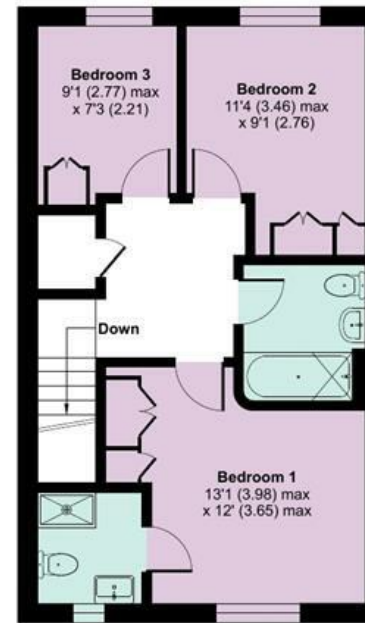


Approximate Area = 972 sq ft / 90.3 sq m

Garage = 196 sq ft / 18.2 sq m

Total = 1168 sq ft / 108.5 sq m

For identification only - Not to scale





DIRECTIONS

From our Offices in East Horsley, proceed under the railway bridge and take the first left into Lovelace Drive. Take the first left into Chestnut Way and then the 2nd spur on your left, where No 18 will be found at the end on the right. What3Words: [///speak.dishes.fetch](#)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	98	98
(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		
EU Directive 2002/91/EC		

