



5 Weston Lea, Off East Lane
West Horsley, Surrey KT24 6LG

W & S

Tel| 01483 284 141

Email| enquiries@willsandsmerdon.co.uk

Web| willsandsmerdon.co.uk



A well presented 3 bedroom detached bungalow & one of a kind within this small select development located within 0.7 mile level walk of East Horsley village.





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West Horsley, Surrey

3 Bedrooms | 2 Bath/Shower Rooms (one en-suite) | Dining Hall | Lounge | Kitchen | Garage | South Facing Rear Garden | Gas Fired Radiator Heating | Double Glazing |

We are delighted to offer for sale this particular property which is situated at the head of this select & ever popular development of bungalows & is unique within Weston Lea. Originally designated as the warden's home for Weston Lea, the property holds a commanding detached position at the entrance to the development and was built as the only 3 bedroom property when constructed in the late 1980's.

Set amidst grounds which back in a Southerly direction, the landscaping has created a series of 'rooms' with an additional part walled 'secret' garden to the front.

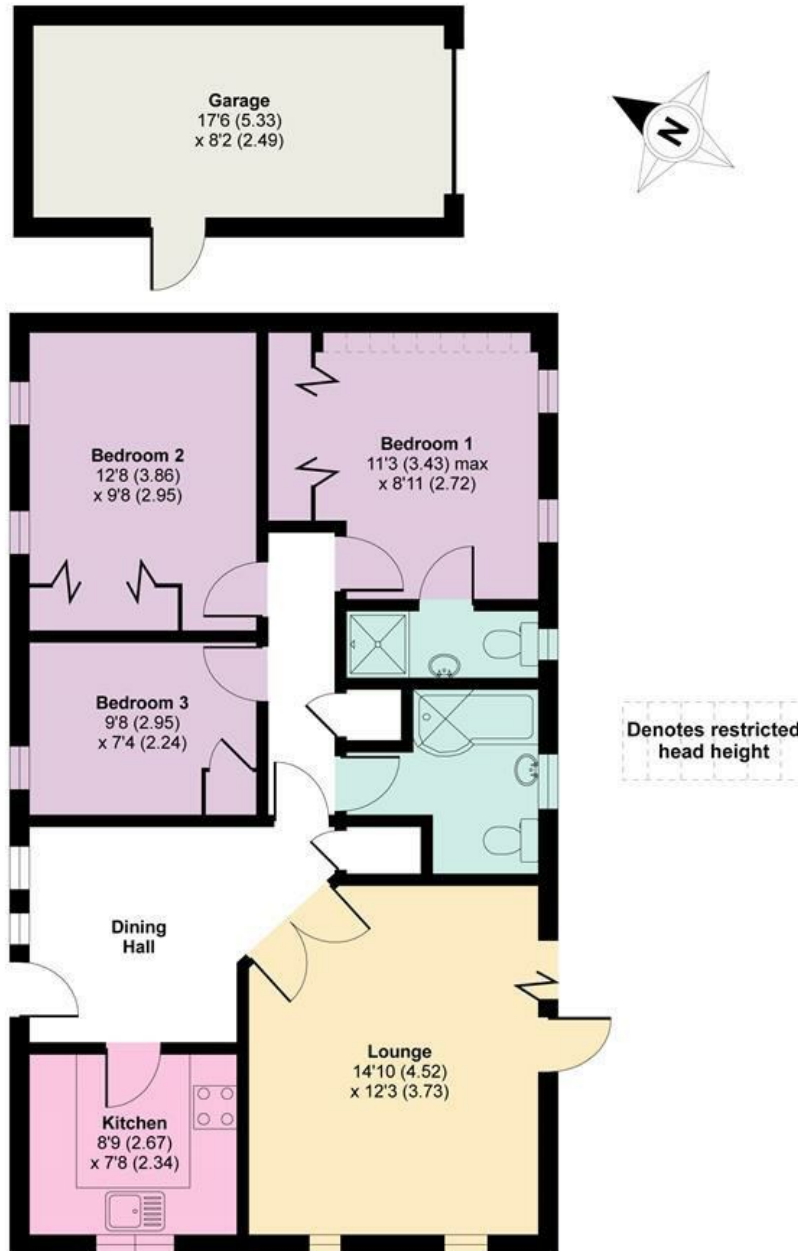
Other notable features include an en-suite shower room to the master bedroom, built in wardrobes to all 3 bedrooms, gas fired central heating to radiators, double glazing to windows including bi-folding doors in the Lounge and a detached garage. As the property has never been enlarged, there is further scope to enlarge whether by full planning or indeed under Permitted Development (further details for which can be acquired from Guildford Borough Council).

Weston Lea has always held great appeal for those seeking a quality bungalow due to its location of being within a 0.7 mile level of the village centre with all its amenities which include shops, library, village hall & Dr's surgery along with a direct rail service to Waterloo & Guildford from the station.

We recommend an early viewing of this prime Horsley stock to avoid disappointment.



APPROX. GROSS INTERNAL FLOOR AREA 964 SQ FT 89.5 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



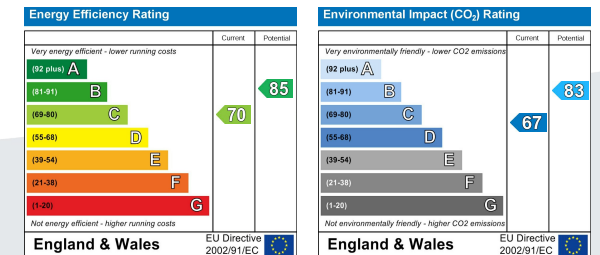
GROUND FLOOR

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.



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 where number 9 will be found half way along the parking bay on the left.



6 Station Parade, East Horsley, Surrey, KT24 6QN

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