



37 Nightingale Crescent,
West Horsley, Surrey, KT24 6PD

£665,000 Freehold

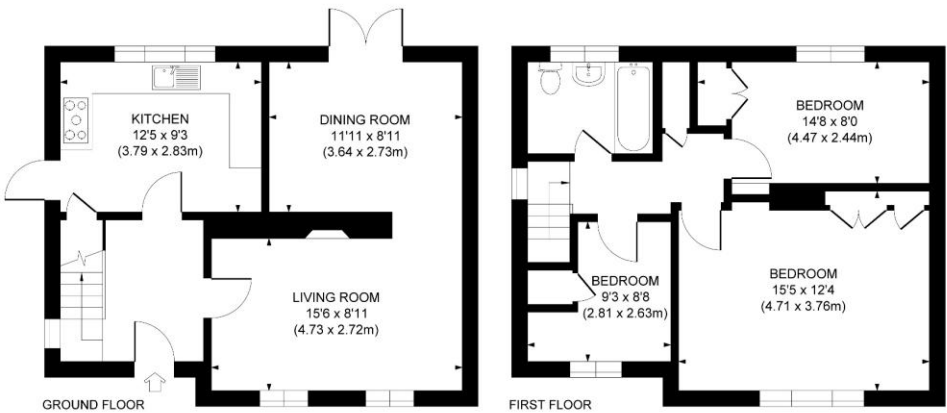
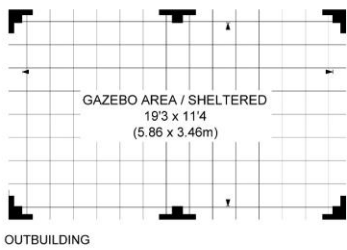
Directions

From our office in East Horsley turn right under the railway bridge onto the Ockham Road North, take the first turning on the left into East Lane. Take the first turning on the right into Nightingale Avenue and approximately 200 yards turn left into Nightingale Crescent. Number 375 will be found in the left hand corner of the green.

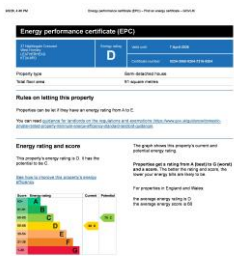
Local Authority

Guildford Borough Council: 01483 505050.

Approximate Gross Internal Area
Main House 978 sq. ft / 90.85 sq. m
Outbuilding 218 sq. ft / 20.27 sq. m
Total 1,196 sq. ft / 111.12 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



**37 Nightingale Crescent, West Horsley,
Surrey, KT24 6PD**

A charming three bedroom semi-detached family home, quietly positioned in a popular cul-de-sac close a stone's throw from the highly sought-after Raleigh School.



THE PROPERTY A delightful three-bedroom semi-detached family home, ideally positioned in a peaceful cul-de-sac opposite a large green and the highly regarded Raleigh School. The property boasts an exceptional rear garden and excellent potential to extend, subject to planning permission (STPP). East Horsley village centre and station are approximately ¾ of a mile away via a level walk, providing convenient access to local amenities, schools and commuter links. The welcoming entrance hall leads into a spacious lounge featuring a charming working fireplace, which opens through to the rear dining area. Double doors provide direct access to the patio and garden, creating an ideal space for family life and entertaining. The well-appointed kitchen offers a good range of white cabinetry, integrated oven and gas hob, with space for additional appliances. Useful storage and a side door provide further practicality. Upstairs are two generous double bedrooms, both with fitted wardrobes, plus a further single bedroom and family bathroom. Outside, the gravel driveway provides parking for two vehicles, with mature hedging offering privacy. The exceptionally attractive rear garden is a particular highlight, widening away from the house to create a wonderful sense of space and seclusion. Multiple seating areas, including a patio and gazebo-covered terrace, make the most of the morning, afternoon and evening sunshine. The garden features an expansive lawn, mature planting, established apple trees, a summer house and garden shed. The property also offers excellent scope for enlargement and improvement, subject to the necessary consents. With Raleigh School opposite, East Horsley village and station within easy walking distance, parking for two cars and a superb garden, this is a rare opportunity to acquire a much-loved family home in a highly desirable setting. Council Tax Band E.

