CURCHODS







63 Nightingale Crescent

West Horsley, Leatherhead, Surrey, KT24 6PD

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Asking Price £649,950

Freehold



This superb three-bedroom, semi-detached family home is ideally situated in a peaceful cul-de-sac, offering a wonderful environment for children and family life. The property provides excellent and versatile living accommodation, featuring three reception rooms comprising a comfortable sitting room, dining room and bright conservatory, along with a convenient downstairs W.C. Outside, there is a gated driveway providing parking for multiple vehicles, while the impressive rear garden extends to approximately 80ft, offering plenty of space for children to play, entertaining and relaxing. There is also excellent potential to extend or further enhance the property, subject to the necessary planning permissions. Ideally positioned within walking distance of the village centre and train station, the home is also situated within the popular Raleigh School catchment, making it particularly appealing to families. With its peaceful setting, generous garden, versatile accommodation and scope for improvement, this is a wonderful opportunity to create a brilliant long-term family home.

EPC C | Council Tax Band E





Key Features

- Delightful three bedroom semi-detached home
- Gated driveway parking for multiple cars
- 3 reception rooms
- Downstairs W.C.
- Excellent potential to extend or further enhance (subject to the necessary planning permissions)
- Walkable to the village and train station
- Raleigh school catchment
- Quiet cul de sac location

Location

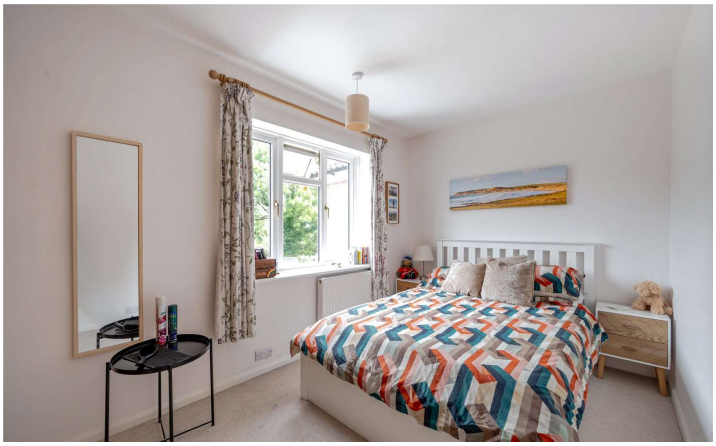
The property is ideally positioned within a mile of Horsley train station, providing a regular service to London Waterloo in approximately 50 minutes. The highly regarded Raleigh School is just a minute's walk away, making this an exceptionally convenient location for families. Nightingale Crescent is arranged around a wide central green, creating a wonderfully open and spacious feel and an attractive setting for residents.

For a growing family, the location could hardly be more convenient, with the school so close by and village amenities within easy reach. The A3 is approximately three miles away, providing excellent access to London, the M25 at Junction 10, and both Heathrow and Gatwick airports.

Guildford, the county town, is approximately eight miles away and offers an excellent range of shopping, dining, and leisure facilities. Cobham is also less than five miles away, with its bustling High Street offering a fantastic mix of independent shops, restaurants and well-known everyday favourites, including Waitrose and Sainsburys.

Additional Information

Our client has advised that the property has mains drainage, gas, water and electricity.



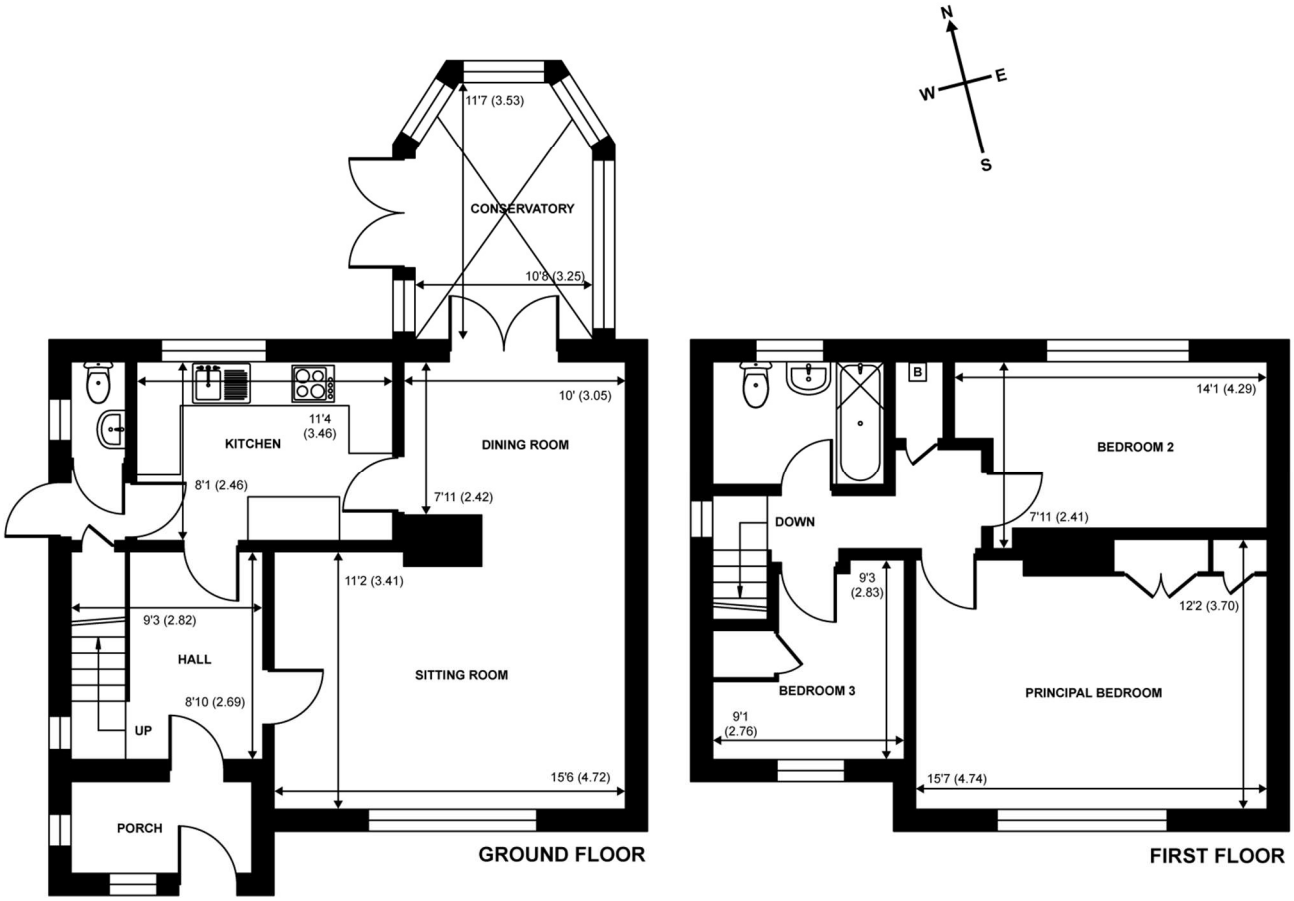




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Approximate Area = 1102 sq ft / 102.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1508219

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