CURCHODS

21 Mount Pleasant

West Horsley, Surrey, KT24 6BL

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Asking Price £699,000

Freehold

Set within a quiet and desirable residential cul-de-sac, this spacious semi-detached three-bedroom family home offers a fantastic combination of comfortable living, outdoor space and future potential.

The property features a bright and versatile open-plan living space, creating a sociable and welcoming environment that is ideal for modern family life. There are three well-proportioned bedrooms, providing plenty of space for a growing family, guests or those working from home.

To the rear, the property boasts a beautiful south-facing garden, offering an excellent outdoor space for relaxing, entertaining and enjoying the sunshine throughout the day. With countryside walks close by, the location is particularly appealing for those looking to enjoy a quieter lifestyle while remaining within easy reach of everyday amenities.

The property also benefits from a private driveway providing parking for several vehicles, a valuable feature for families and visitors alike.

There is also excellent potential to extend, subject to the necessary planning permissions and consents (STPP), allowing the next owner to further enhance and personalise the home to suit their needs.

EPC C | Council Tax Band E

Key Features

- Semi detached
- Three bedrooms
- Versatile snug, offering the flexibility to be used as a fourth bedroom
- Open plan living
- Beautiful south facing garden
- Driveway for several vehicles
- Opportunity to extend (STPP)
- Quiet residential location
- Chain free

Location

Mount Pleasant is a quiet residential road in West Horsley with beautiful walks on the doorstep. East Horsley village is approximately 2 miles away by car. The village of East Horsley comprises of a selection of shops, restaurants, cafes and a railway station (Waterloo approx. 45 minutes). The A3 and M25 (Junction 10) provide easy access to the area's extensive road network with routes to central London, Heathrow and Gatwick airports. There are excellent schools locally in both the private and state sectors. The market town of Guildford is approximately 7 miles away offering comprehensive shopping, entertainment and recreational facilities.

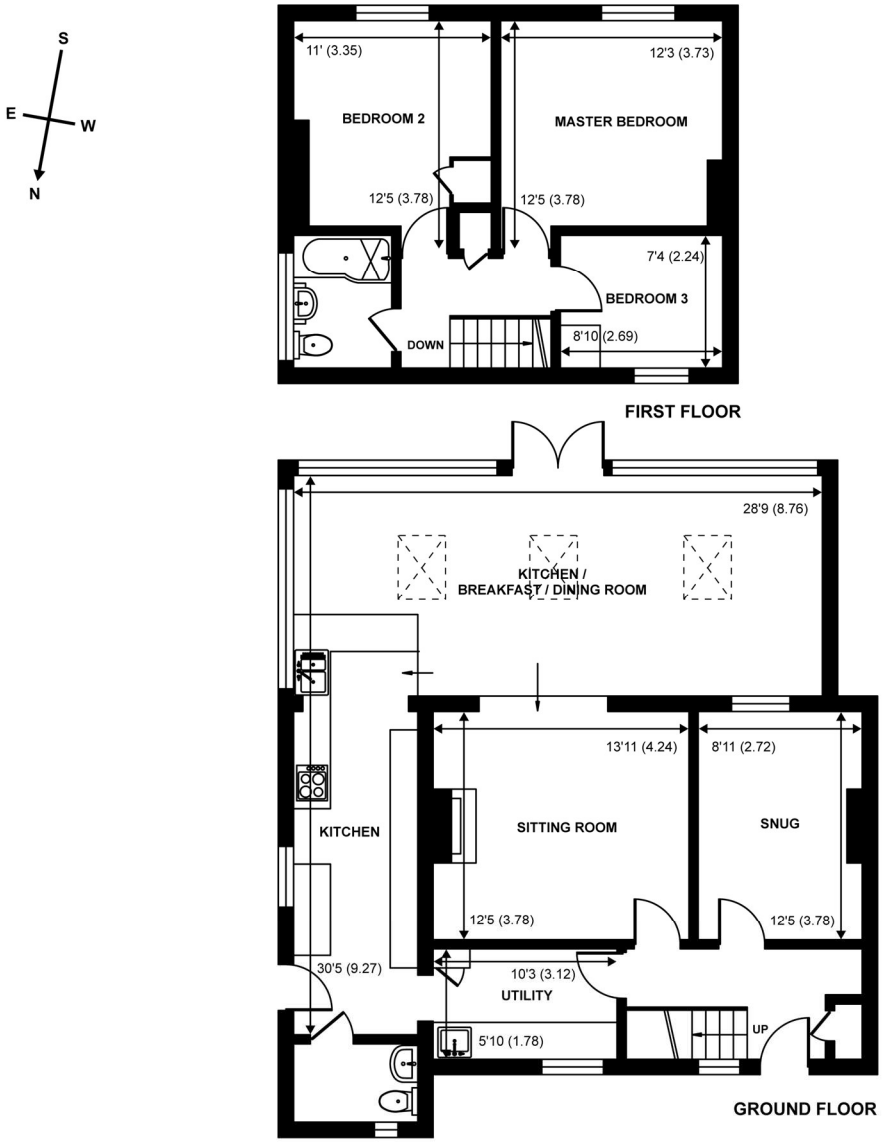
Additional Information

Our client has advised that the property benefits from mains water, electricity and drainage, with heating provided by an air source heat pump.

CURCHODS

Approximate Area = 1418 sq ft / 132 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Simpsons Estate Agents ta Curchods. REF: 857966

01483 281010 | east-horsley@curchods.com

12 Bishopsmead Parade, East Horsley, Surrey, KT24 6RT

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

Reference: CEH220017

arla | propertymark PROTECTED

naea | propertymark PROTECTED

TENANCY DEPOSIT SCHEME PROTECTED

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.GOV.UK