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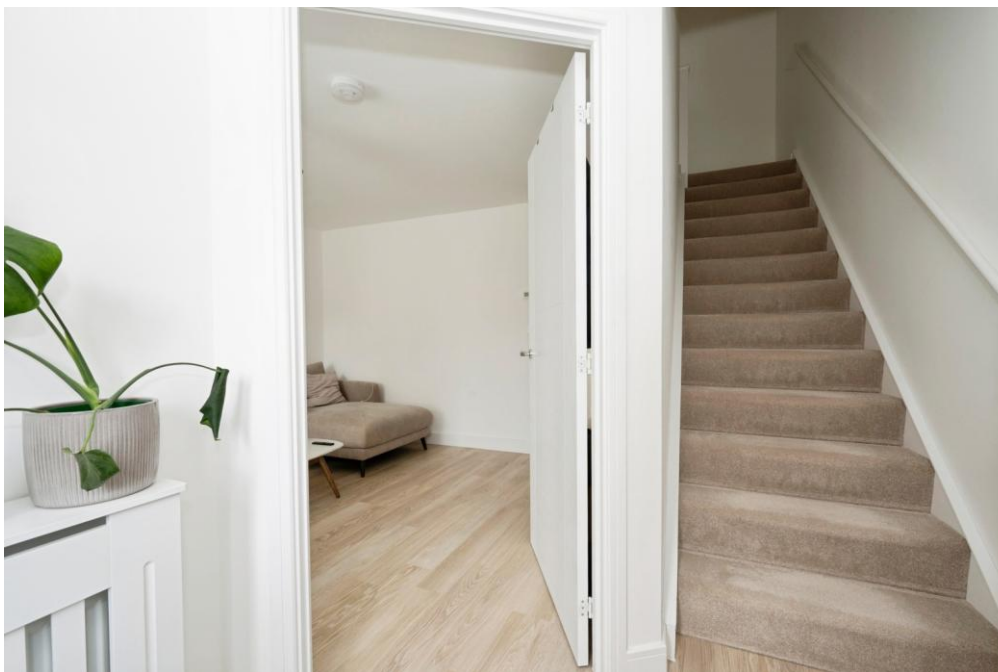
Yew Close, East Horsley, KT24 6FX

Offers in excess of: £540,000

Gascoigne-Pees







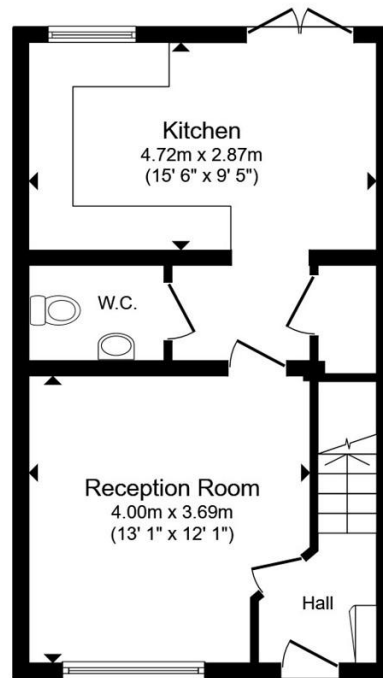
This beautifully presented modern semi-detached home is situated in a quiet cul-de-sac, ideally located for both the village amenities of East Horsley and the mainline train station. Built by Taylor Wimpey in 2024, the property benefits from solar panels, off-road parking, a car port, an enclosed rear garden, and the remainder of its NHBC warranty.

The accommodation comprises an inviting entrance hall with stairs rising to the first floor and a door leading to the front aspect sitting room. This opens into an inner hallway featuring a useful storage cupboard and cloakroom. To the rear of the property is a stylish open-plan kitchen/dining room, fitted with a range of modern wall and base units, complementary work surfaces, and integrated appliances. There is ample space for dining furniture, while double doors provide direct access to the rear garden, creating an excellent space for both everyday living and entertaining.

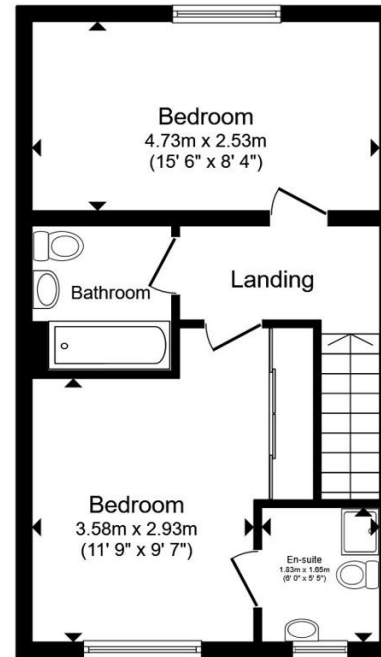
On the first floor, the principal bedroom benefits from built-in wardrobes with mirrored sliding doors and a contemporary en-suite shower room. There is a further generous bedroom and a modern family bathroom with tiled flooring and partially tiled walls.

Outside, the property enjoys driveway parking and a car port to the front, together with side access to the rear garden. The enclosed garden is predominantly laid to lawn and features a patio area, ideal for al fresco dining and outdoor entertaining.





Ground Floor



First Floor

Total floor area 79.5 m² (855 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **E**

Tenure: Managed **Freehold**

Service Charge: **£382**

Viewing by appointment

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"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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