CURCHODS







61 Nightingale Crescent

West Horsley, Surrey, KT24 6PD

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Asking Price £625,000

Freehold



A very well presented 3-bedroom home in the heart of West Horsley. Situated on a private road overlooking the green, this is an ideal home for a young family looking to upsize or move into the area.

This lovely semi-detached property is well decorated with an open fire in the sitting room and French doors out onto the garden. There is a well appointed kitchen as well as a downstairs W.C.

Upstairs there are two double bedrooms and a single with a family bathroom.

To the front there are gardens and parking on a shingle drive with side access to the rear garden and an excellent brick built storage building.

EPC C | Council Tax Band E





Key Features

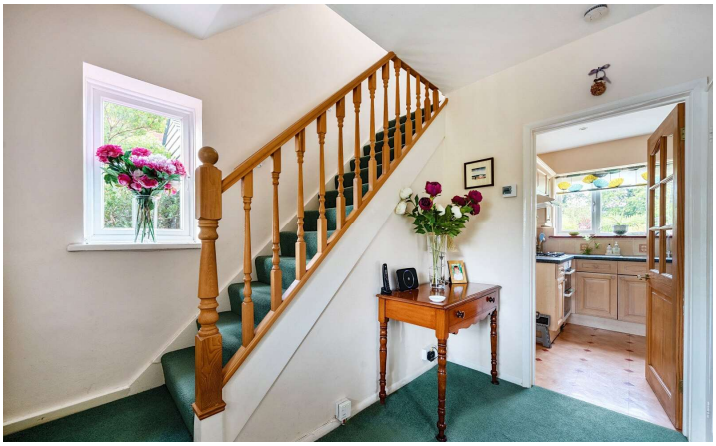
- Raleigh school catchment
- 3 bedrooms
- 2 reception rooms
- 1 bathroom
- Downstairs W.C.
- Attractive garden
- Driveway parking
- Property overlooks the Green (great play area for children)

Location

The house is situated within a mile of Horsley train station which offers a regular service to London Waterloo in approximately 50 minutes and is within a minute's walk of the highly regarded Raleigh school. The A3 is approximately 3 miles away, giving easy access to London, the M25 (junction 10) and both Heathrow and Gatwick airports. The county town of Guildford is approximately 8 miles away, providing a wide range of shopping, entertainment and leisure facilities.

Additional Information

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



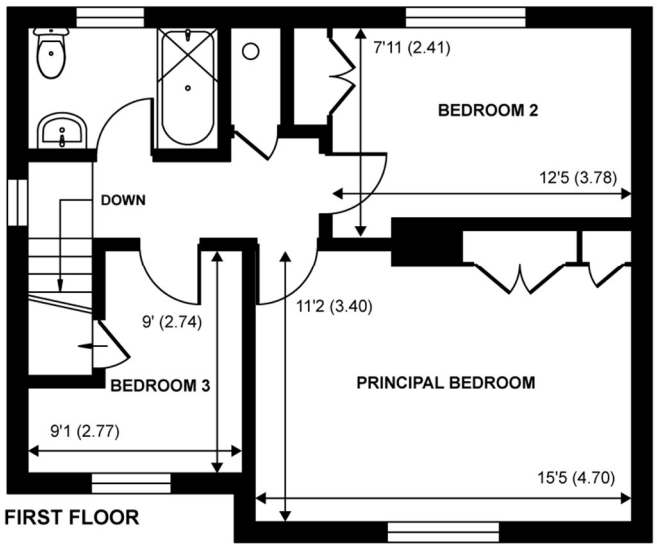


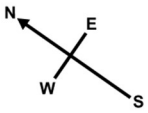


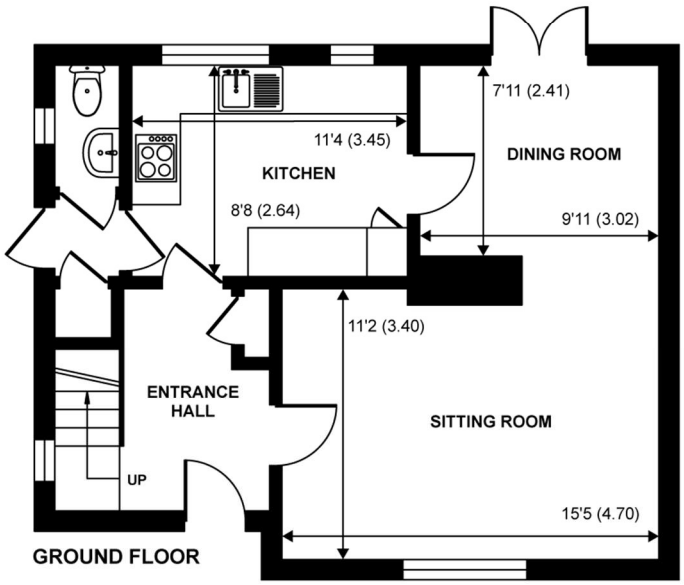
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Approximate Area = 972 sq ft / 90.3 sq m

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 2024. Produced for Simpsons Estate Agents ta Curchods. REF: 1178794

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Reference: CEH240077

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