

Wills & Smerdon

Sales • Lettings • Management



4 Holmes Place, Kingston Avenue
East Horsley, Surrey KT24 6QL





THE PERFECT DOWNSIZER'S BUNGALOW:

A cleverly designed home ideally suited to those wishing to downsize to the Village centre, situated in a Private Road location literally only 150 yards from the main shops & station in one direction & in the other, the Village Hall, Recreation Ground & Medical Centre! No Onward Chain.





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We are delighted to offer for sale this incredibly rare opportunity to purchase a cleverly designed home eminently suitable for the buyer wishing to make a downsizing move to the village centre. Built by Burhill Homes a little over 13 years ago, this particular property is an end of a terrace of just 3 bungalows, situated in a private road setting & enjoying an almost hidden spot whilst being accessible to absolutely everything.

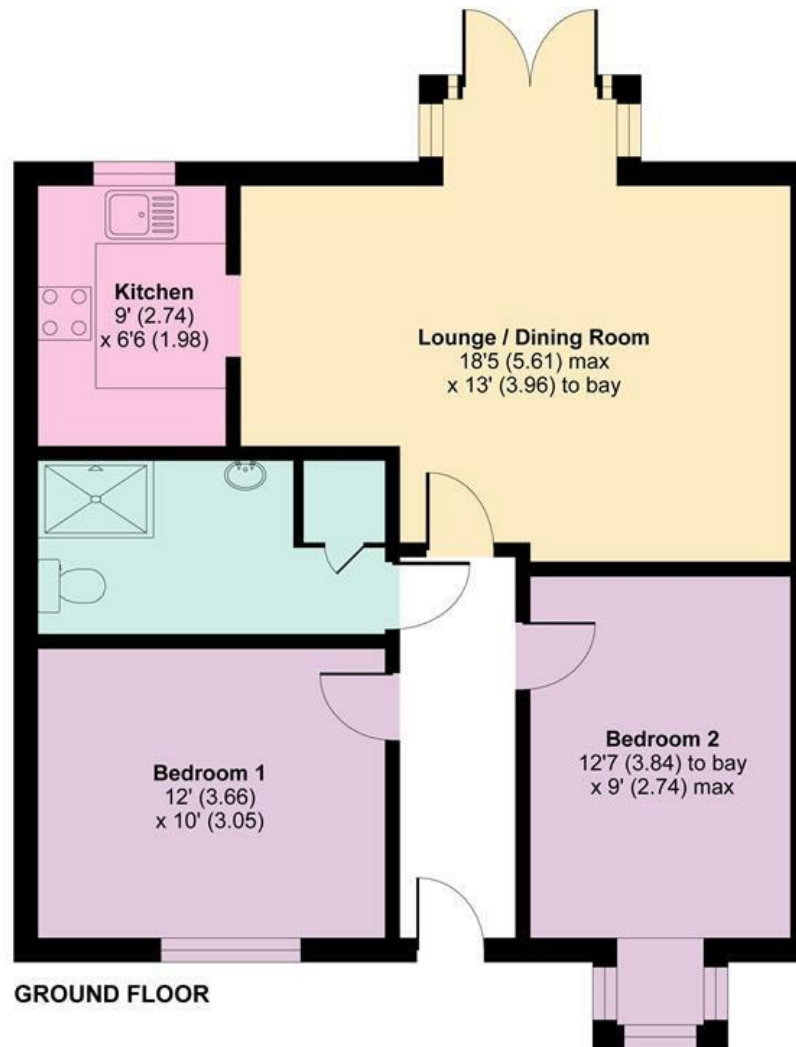
Once across the threshold, the wide reception hall gives access to the lounge/dining room which benefits from a square bay window with double opening doors to the garden and the modern equipped kitchen beyond, also with a view over the garden. Both bedrooms will comfortably take a double bed with a feature oriel bay to bedroom 2 and the spacious bathroom has been changed to a shower room in recent years for ease of access. There is also a large cupboard in the shower room suitable for housing utility appliances if so desired.

Notably, this tucked away property also enjoys a sunny South-Westerly aspect to the rear bringing light into all the day spaces of the home with thoughtfully landscaped rear gardens created for the absolute ease of maintenance.

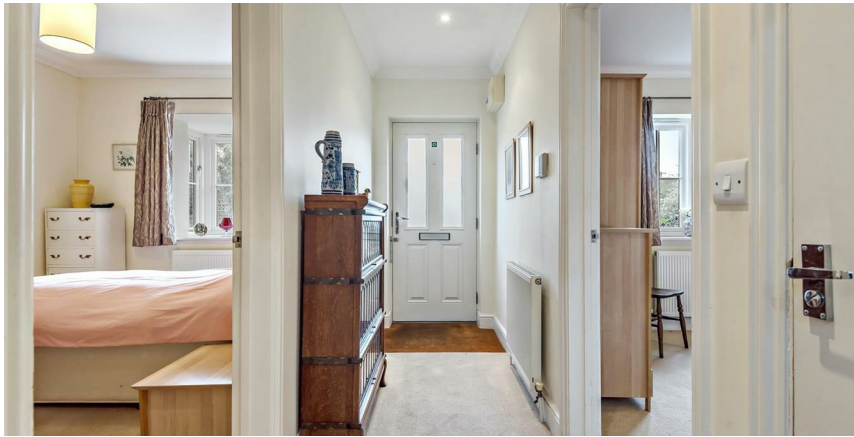
The frontage is principally laid to gravel with each of the three properties benefiting from a private parking space along two additional visitor parking spaces. With a paved step-less access to the front door, flanked by mature specimen shrubs and a pathway to the side gate, the rear gardens are also worthy of particular note. Enjoying one of the largest of the gardens in this development, the rear gardens have been hard landscaped with mature shrubs to the rear boundary, and only attendance to as many pots as one may wish to install being required. With plenty of outside space for seating in either full sun or dappled shade, the avid gardener could easily install a greenhouse and potting shed if so desired. Adjoining the rear boundary are the open spaces of the Kingston Meadows fields & recreation ground, ideal should one wish to stretch your legs in this lovely open space.

In all, for the discerning purchaser seeking a quality bungalow in a location to match, this is definitely one not to miss!





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



DIRECTIONS

From our Offices, turn left at the north end of Station Parade beside Budgens into Kingston Avenue & continue for approx 150 yards where the entrance to Holmes Place will be found on the left. Continue straight ahead for a few yards where number 4 will be found on your right immediately after a pair of detached garages.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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