



3 Railway Cottages, Station Approach
East Horsley, Surrey KT24 6QX





Centrally located in the very heart of Horsley Village, this delightful and immaculately presented 3 bedroom cottage style property offers a blend of traditional living with a contemporary, modern lifestyle, being ready to just move into and enjoy without unpacking the paintbrushes!





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Once across the threshold, the Sitting room is a delightfully light and airy space, with seating and windows overlooking the front aspect.

Flowing through passed the turning staircase and guest WC, the open plan kitchen/dining room offers generous patio door access to the rear gardens, along with space for a table and chairs. The kitchen is fully fitted with the usually range of appliances including double oven, hob, dishwasher and washing machine, with ceiling mounted speakers in both the kitchen and lounge.

Opening bifold doors from the kitchen provide an almost seamless entry into the garden, which is a true delight. Planted with selection of trees and shrubs, it provides a quiet haven in the centre of the village, having a gated access to the private parking area adjacent to the main terrace.

Leading from the the first floor are two well proportioned double bedrooms both of which are fitted with wardrobes, the main bedroom having an ensuite shower room, whilst the second bedroom has the exclusive use of the family bathroom.

Rising to the second floor, is a further air conditioned bedroom suite room with ensuite shower room, with plenty of additional storage space.

Outside, the private parking area can be accessed via the gated garden access, where there are two allocated spaces.

Just a few paces away are the local shops, including Sainsburys, the library and medical centre, and access to Kingston Meadows, with its playground, village hall and access to open countryside offering walks to West Horsley and then on to the Surrey Hills, with the ever popular Raleigh School also within a 1 mile walk.

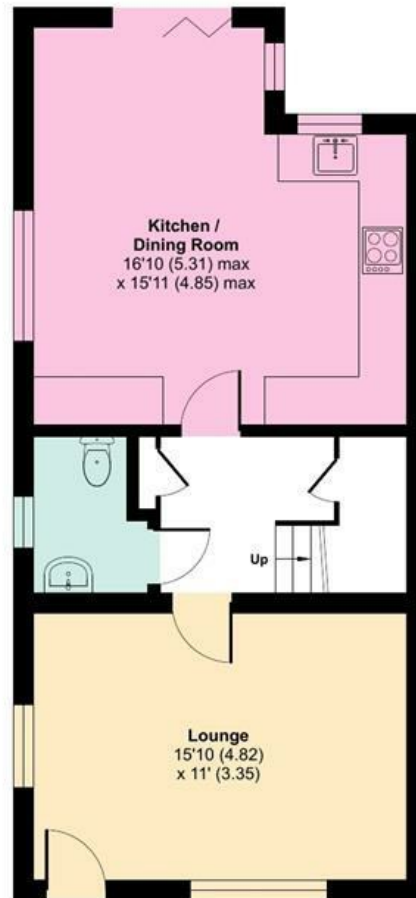
Built to a high standard and quality finish by a local builder, this niche development of homes in the epicentre of the village is ideally suited for both the commuter and those who enjoy outdoor pursuits, being located just a “stone’s throw” from Horsley Station serving Waterloo, Guildford and everywhere in between!

An early viewing is recommended.

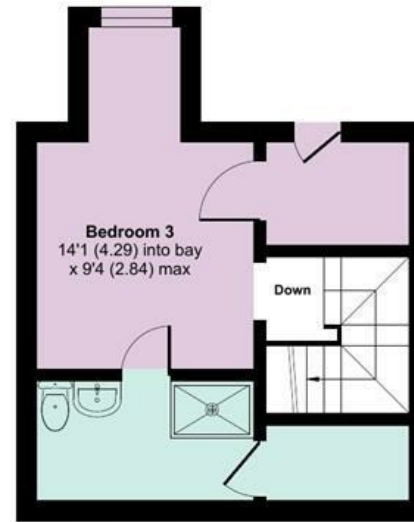


Approximate Area = 1225 sq ft / 113.8 sq m

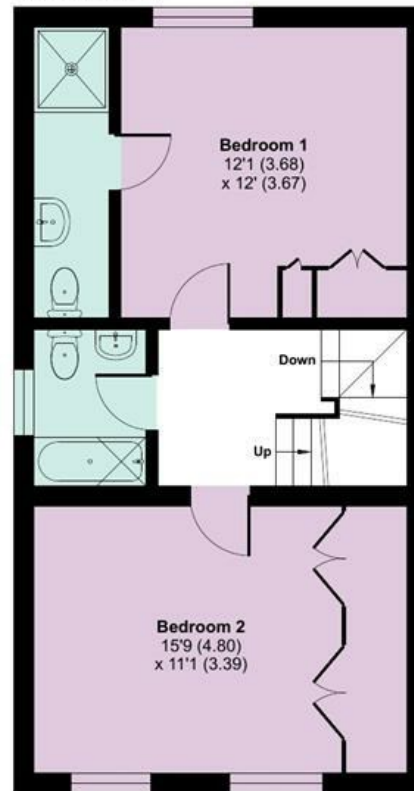
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



DIRECTIONS

From our office in East Horsley, walk towards Station Approach, where 3 Railway Cottages will be found on the right hand side, just after C F Hall & Co. ///lance.stars.glue NB parking is in the private gated driveway closeby///solve.spark.assume

Tenure: Freehold. Guildford Borough Council Band F

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	84	85
EU Directive 2002/91/EC		

