



**1 Railway Cottages, Station Approach,
East Horsley, Surrey, KT24 6QX**

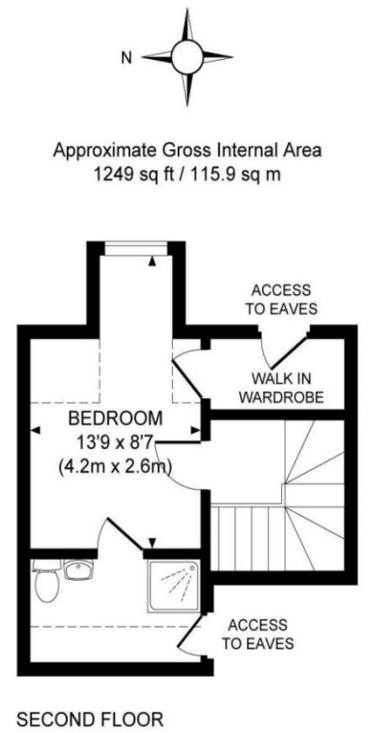
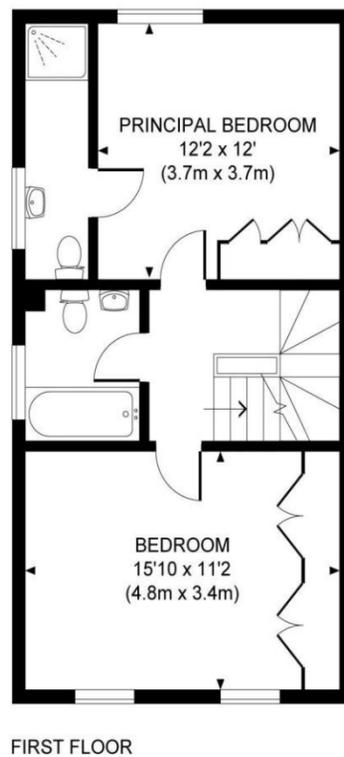
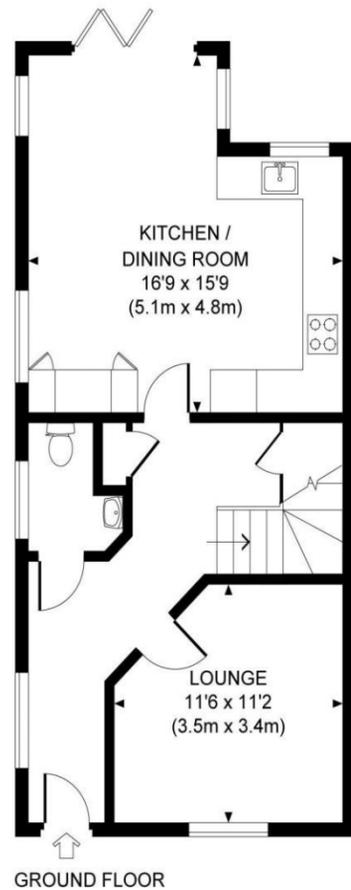
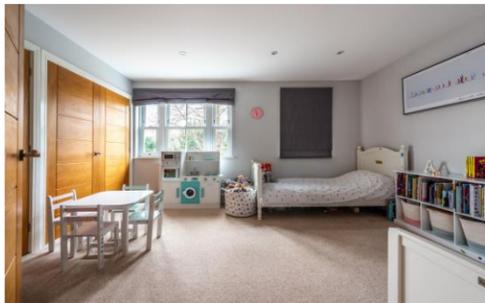
£750,000 Freehold

Directions

From our offices in East Horsley turn right and 1 Railway Cottages will be on your right hand side.

Local Authority

Guildford Borough Council: 01483 505050



Approximate Gross Internal Area
1249 sq ft / 115.9 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Located in the heart of East Horsley village, a pretty semi-detached three bedroom with two allocated spaces, EV charger and garden.



THE PROPERTY

Built in 2015 by Bryden homes, 1 Railway Cottages is an attractive, energy efficient, 3 bedroom, 3 bath/shower room, semi-detached house located in the heart of East Horsley village, a moments' walk from the shops and station. The accommodation comprises of an entrance hall with a useful coats cupboard, cloakroom, and door into the triple aspect kitchen/dining room with bi-fold doors out to the rear patio and garden. Here there is an excellent range of shaker style kitchen units with integrated Siemens appliances including a double oven, induction hob, dishwasher, American style fridge/freezer and Bosch washing machine, replaced this year. This is complimented by composite stone worktops and natural stone flooring. To the front of the house the pleasant lounge with engineered oak flooring completes the ground floor, all of which has zoned underfloor heating. From the hall a turning staircase gives access to the two principle bedrooms. The principle bedroom has a triple opening wardrobe and an ensuite shower room with Roca sanitaryware and stylish Italian tiles. The family bathroom with the same specification serves bedroom 2, another large double room with two sets of double opening wardrobes. Bedroom 3 on the top floor is a smaller double room and has its own ensuite as well as a walk-in wardrobe. There is spacious eaves storage to the front and back one of which houses the Vaillant boiler (replaced two years ago) and pressurized cylinder. The garden has an Indian sandstone patio, lawn, garden shed and access out to the gated parking where there are two allocated spaces and an EV charger. Council Tax Band F.

