The Street

, West Horsley, KT24 6HY

Castle Wildish are delighted offer this charming detached residence occupying an bold and established garden plot in the much sought after area of West Horsley. The property has not changed hands in the last sixty years and now needs to be sold to deserving purchaser who will look after and improve the house for the next generation. Occupying a secluded garden plot with a in-out driveway to the front leading to the integral garage.

There is great scope to extend and improve this property {STPP] which would certainly enhance the value.
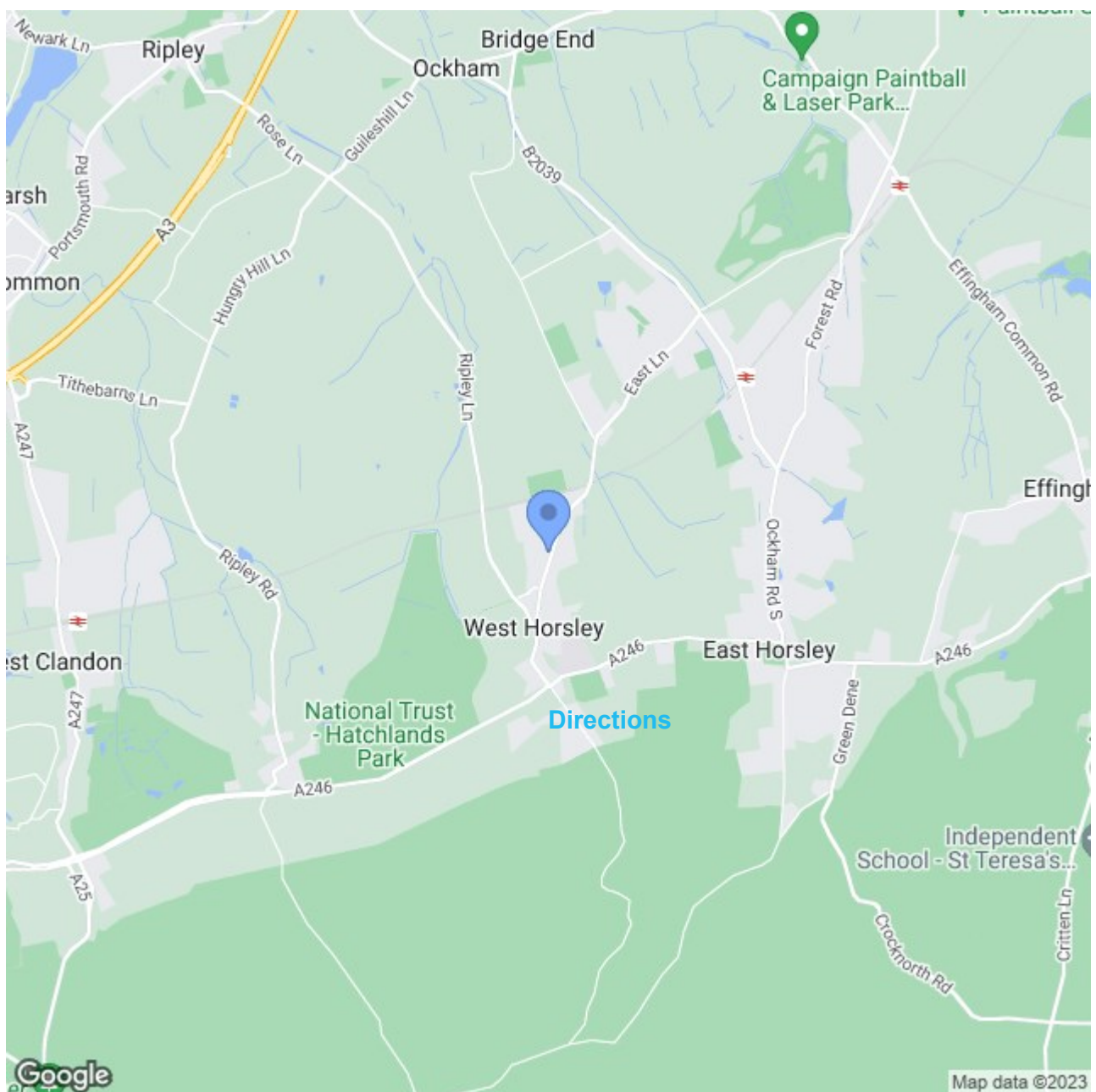
To be sold with no onward chain!

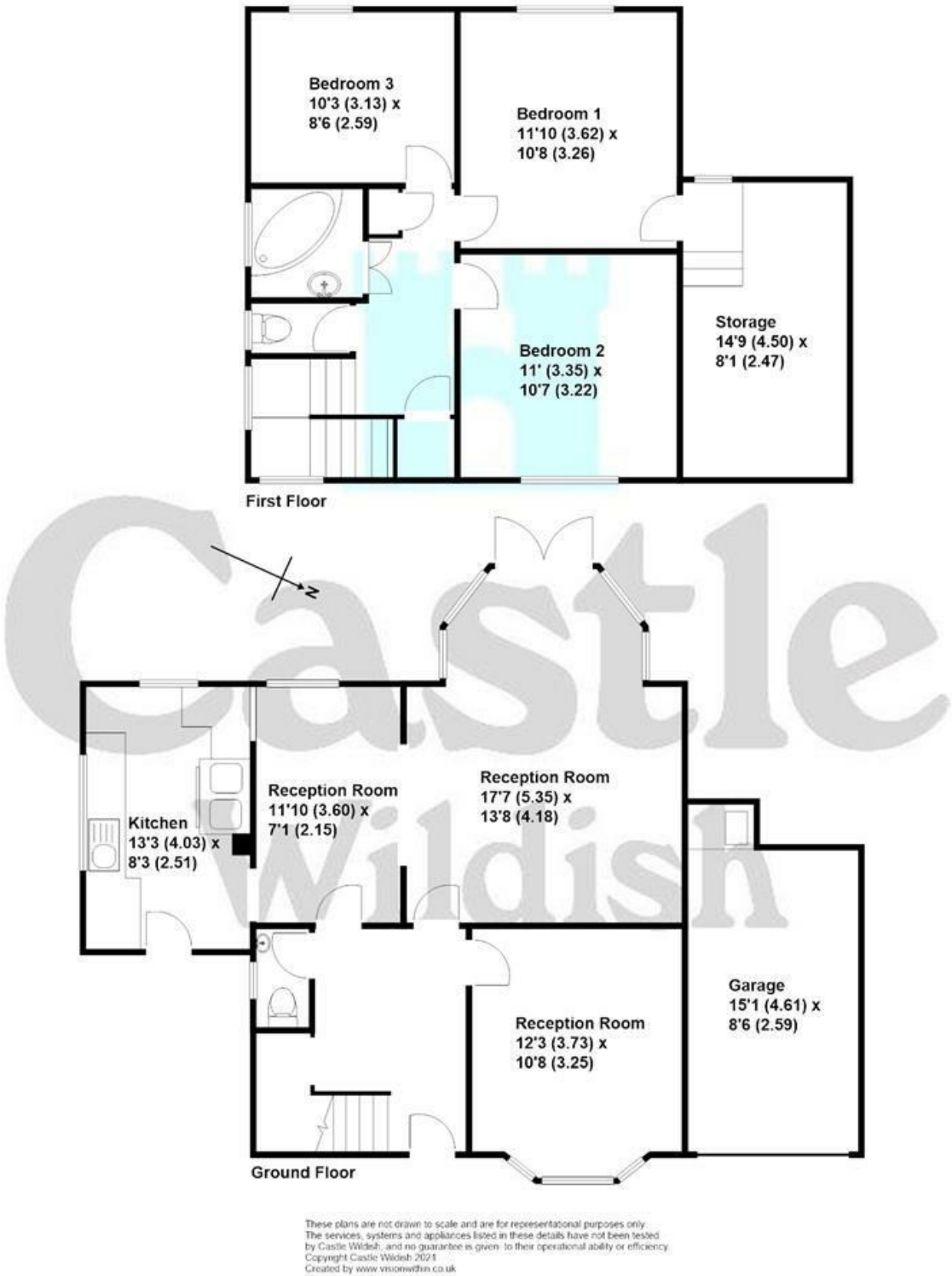## Offers Over £900,000

The Street

, West Horsley, KT24 6HY

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- Charming Detached Residence With Scope For Improvement
- Large Established Garden Plot
- Located in The So Accessible By Carught After Village Of West Horsley
- In-Out Driveway With Parking For Numerous Cars
- Easy Access To Horsley Station
- Close To Two Fantastic Country Pubs
- Miles Dog Walking Trails On The Door Step
- Cobham & Guildford Town Centres Are Easily
- East Horsley Village Centre Offers An Array Of Everyday Shops
- To Be Sold With No Onward Chain!

Floor Plan

The Street, West Horsley
Approximate gross internal floor area 1376 sq/ft - 128 m/sq

First Floor

Bedroom 3
10'3 (3.13) x
8'6 (2.59)

Bedroom 1
11'10 (3.62) x
10'8 (3.26)

Bedroom 2
11' (3.35) x
10'7 (3.22)

Storage
14'9 (4.50) x
8'1 (2.47)

Ground Floor

Kitchen
13'3 (4.03) x
8'3 (2.51)

Reception Room
11'10 (3.60) x
7'1 (2.15)

Reception Room
17'7 (5.35) x
13'8 (4.18)

Reception Room
12'3 (3.73) x
10'8 (3.25)

Garage
15'1 (4.61) x
8'6 (2.59)

These plans are not drawn to scale and are for representational purposes only.
The services, systems and appliances listed in these details have not been tested
by Castle Wildish, and no guarantee is given to their operational ability or efficiency.
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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 — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC