



61 Northcote Crescent
West Horsley, Surrey KT24 6LX

W & S

Tel| 01483 284 141

Email| enquiries@willsandsmerdon.co.uk

Web| willsandsmerdon.co.uk



✱✱ VIRTUAL TOUR AVAILABLE ✱✱ A 3 bedroom semi-detached family home situated in this ever popular crescent just a stone's throw from The Raleigh School & affording great further scope for the next owner to enlarge and/or make their own mark.





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West Horsley, Surrey

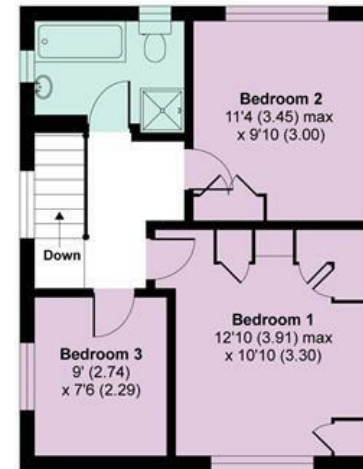
Wills & Smerdon are delighted to offer for sale this highly desirable semi-detached three bedroom family home being situated in this quiet child-friendly location literally a 'stone's throw' from the Raleigh School & only a mile walk from Horsley village and mainline station: Waterloo 42 mins.

Due to the width of the plot, the property was enlarged many years ago to now provide a spacious reception hall with downstairs WC which gives access to the two reception rooms and also the 18' x 10' Kitchen/Breakfast Room. The well-proportioned double aspect Lounge with feature fireplace has double doors through to the Dining Room making for great entertaining circulation and direct access to the garden from the sliding patio door. To the left of the hallway is the well proportioned Kitchen/Breakfast Room with aspects to both front & rear and access through to an extremely useful covered link between the house and garage.

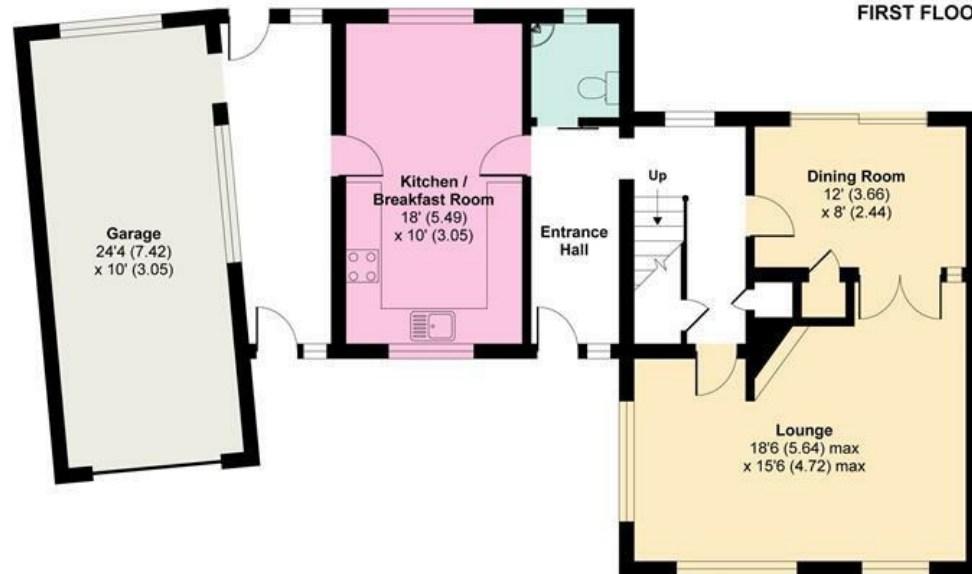
On the first floor and beyond the galleried return landing are three bedrooms, two of which have built-in wardrobes, as well as the family bathroom which is fully tiled and installed with a white suite including a separate shower cubicle. Externally the property has an attached garage with additional driveway parking and a mature rear garden enjoying excellent privacy on all sides, with mature trees and shrubs bordering the rear terrace and lawn. As mentioned, this particular home benefits from a wide plot which lends itself to the next owner to further enlarging the current accommodation, if so desired, subject to the usual Consents being acquired. What we believe makes this property really special is its location - the house being within 150 yard stroll of The Raleigh School, delivering an Ofsted "Outstanding" standard of education, and being approximately a mile walk to the Station (Waterloo 42 mins)..... add to this the undoubted potential to enlarge, an early viewing is highly recommended!



APPROX. GROSS INTERNAL FLOOR AREA 1596 SQ FT 148.2 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



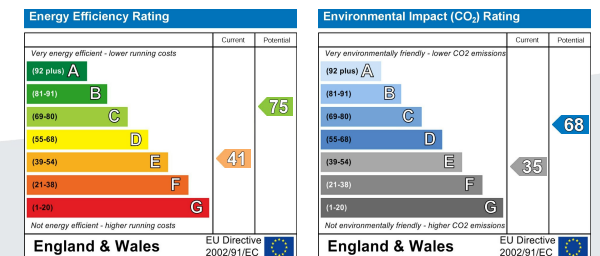
GROUND FLOOR

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 proceed under the railway bridge into Ockham Road North, taking the 1st left after Glenesk School into East Lane. Proceed along East Lane for a further 0.5 mile and then turn right into Northcote Road. Proceed along the road and then bear left into Northcote Crescent, bearing right at the end, towards The Raleigh School, whereupon the driveway to No 61 will be found 5th on the left after the turning to Northcote Close.



6 Station Parade, East Horsley, Surrey, KT24 6QN

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