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7 Weston Lea

West Horsley, Surrey KT24 6LG



A spacious and cleverly enlarged 3 bedroom bungalow in this ever popular and convenient location, close to Horsley main village with its local shops and station. No Onward Chain.

The accommodation includes: Dining Hall - Lounge - Snug/Study - Modern Galley Kitchen - 3 Bedrooms - Family Bathroom - Utility Room - Private Rear Garden - Driveway Parking - 0.5 mile walk to the Village Centre









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Once across the threshold, the Dining Hall gives access to all the main accommodation, with the main reception areas all benefitting seamlessly with wood effect flooring throughout. From the Dining Hall the day spaces flow through to a useful snug/study, which in turn leads to the Lounge, a light and sunny triple aspect room with picture windows and bi-fold patio doors giving access to the delightful private rear gardens.

A modern galley kitchen completes the main hub of the home, and via inner hallways to either side there are two carpeted bedrooms to one side, the main bedroom having a useful wardrobe/ storage area and views over the rear gardens, the other views over the front, both serviced by a refitted modern family bathroom with shower over the bath.

To the other side, the inner hall doubles as a utility area with space and plumbing for fridge/freezer and washing machine, along with a third bedroom, with a useful WC and hand basin, which could easily be used as an annexe or working from home space, should the incoming owner so desire. This room has double doors opening onto the rear patio, providing a feeling of light and space.

Outside, there is driveway parking and a paved pathway giving access to the front door, with additional parking bay to the front of the property for visitors. To the rear, the fence enclosed gardens are mainly laid to lawn, with a sylvan backdrop from a variety of mature tees and shrubs, with useful storage shed provided for those all important garden tools and a raised timber decked seating area directly accessible from the lounge.

Weston Lea has always held great appeal for those seeking a quality bungalow, particularly popular for anyone wishing to downsize due to its exceptional location, being within a 0.5 mile level walk of the village centre. The extensive amenities in the village include shops, a library, village hall and Doctor's surgery, along with a direct rail service to London Waterloo & Guildford from the station. Also on hand are a choice of excellent golf clubs, crown bowls, a hugely active U3A and many other clubs ranging from flower arranging to Bridge.

The significant improvements from which this particular home benefits certainly make this one of the best Weston Lea bungalows to be brought to the market, and an early viewing of this prime Horsley stock is recommended to avoid disappointment.

Annual Road Service Charge £100 pa (TBC)

Distances: Local shops and Station serving Waterloo & Guildford 0.5 mile - Cobham approx 4.1 miles - Guildford 7.3 miles - Heathrow 17.8 miles - Gatwick 20.3 miles I A3 Northbound 2.5 miles - M25 (junction 10) 4.2 miles









Approximate Area = 979 sq ft / 91 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Wills and Smerdon. REF: 1301271

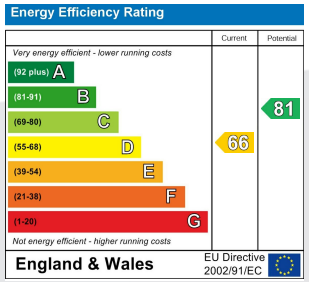




DIRECTIONS

From our Offices in East Horsley proceed under the railway bridge into Ockham Road North taking the first turning on the left after Glenesk School into East Lane. Take the first turning on the left into Weston Lea where number 7 will be found on the left.///relax.nods.estate

Tenure: Freehold. Guildford Borough Council Band F



Our Social Media

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