

1 Willow Crescent,

East Horsley, Surrey, KT24 6FW

£720,000 Freehold

Directions

From our office in East Horsley turn right and carry on under the railway bridge. Take the first turning on the left into Ada Gardens. Take the first turning on the right and no. 1 Willow Crescent will be found on the left hand side.

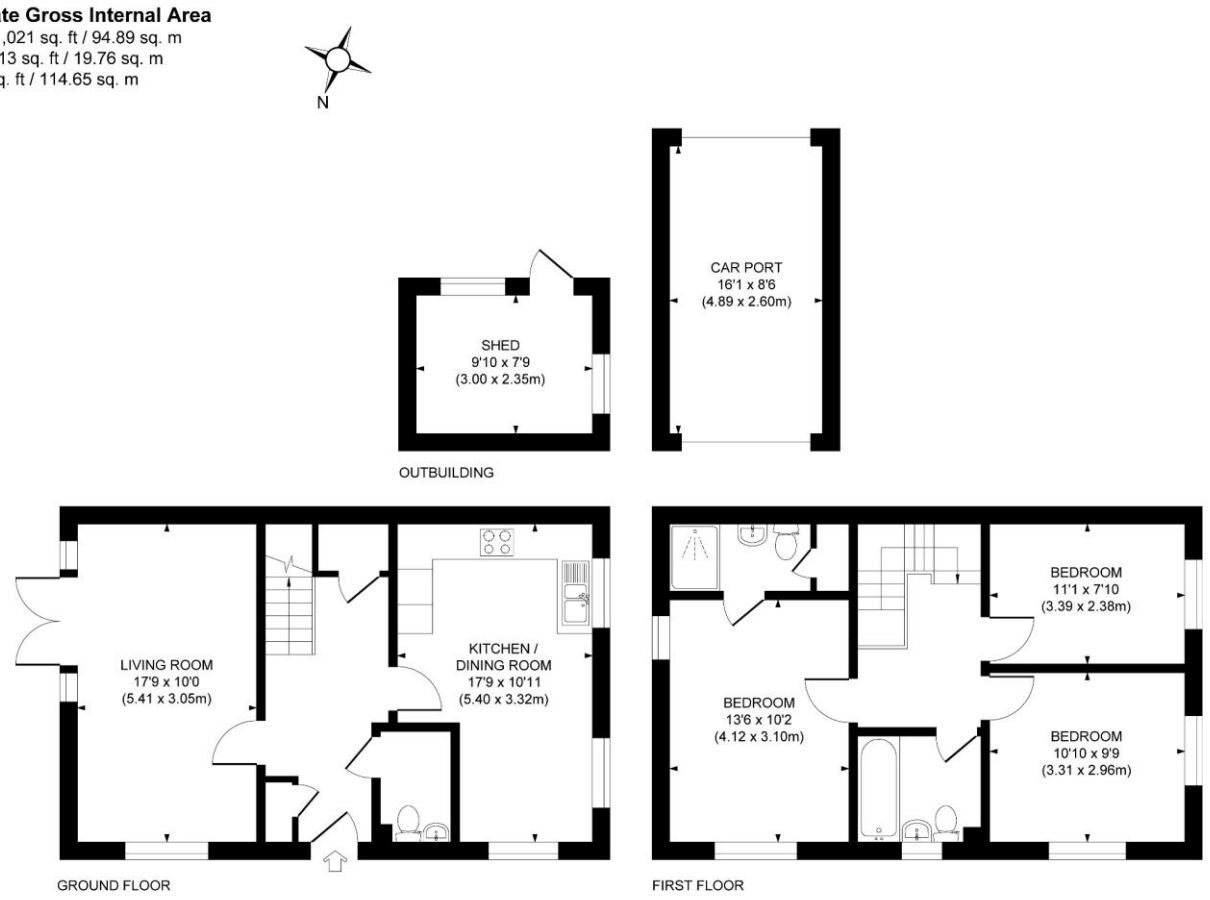
Local Authority

Guildford Borough Council: 01483 505050.

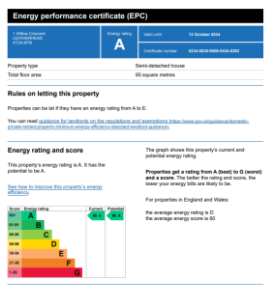




Approximate Gross Internal Area
Main House 1,021 sq. ft / 94.89 sq. m
Outbuilding 213 sq. ft / 19.76 sq. m
Total 1,234 sq. ft / 114.65 sq. m



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 decisions reliant upon them.


Energy performance certificate (EPC)

A

Property type: Semi-detached house
Total floor area: 66 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

Energy rating and score

This property's energy rating is A. It has the potential to be A.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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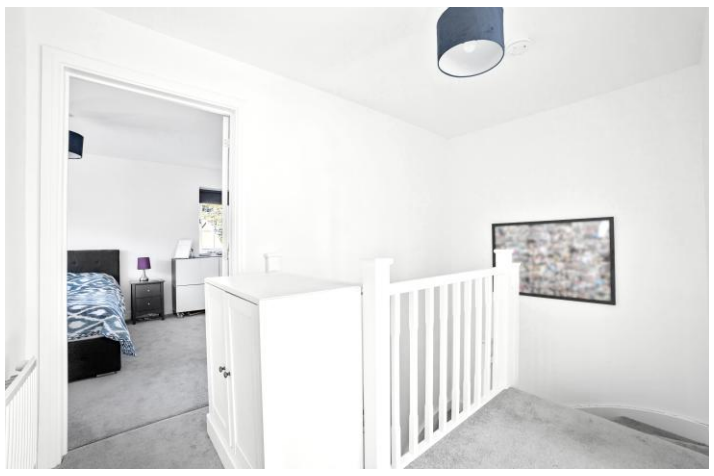
Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance. Please be informed that an AML fee is chargeable to the buyer once an offer has been accepted which covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead. These checks need to be satisfactorily completed before a Sales Memorandum can be issued.

1 Willow Crescent, East Horsley, Surrey, KT24 6FW

A highly energy efficient three bedroom, two bathroom home built under two years ago, situated in a quiet location with an open outlook to the front, private parking and gardens situated just a short walk from East Horsley village centre and station.







THE PROPERTY Discover this exceptional, highly energy-efficient three-bedroom, semi-detached home built just under two years ago, offering contemporary living in a quiet location with an open outlook to the front. The property is conveniently situated within a few minutes' walk of East Horsley village centre and station. Step inside to find a thoughtfully laid out home, beginning with a spacious hallway with large cloakroom with additional storage and a good-sized under-stairs cupboard. The spacious sitting room enjoys a sunny rear aspect, overlooking the private garden, creating a bright and inviting space for relaxation. The well-appointed open-plan kitchen/dining room offers a comprehensive kitchen area with an island unit and an extensive range of built-in appliances, alongside a dedicated breakfast/eating area, perfect for daily life and entertaining. Upstairs, three comfortable double bedrooms provide peaceful retreats. The principal bedroom benefits from a spacious and well-appointed en-suite shower room, complementing the family bathroom which serves the other two good-sized bedrooms. Externally, the property benefits from a driveway and a covered barn-style carport, providing ample private parking. The private gardens are of a good size, enjoying a sunny rear aspect, and include the added benefit of a large garden shed. As a nearly new build, this home offers the advantages of modern construction, including excellent energy efficiency with solar panels and an A-rated EPC. This is an ideal opportunity to acquire an extremely efficient three-bedroom, two-bathroom home in a quiet location with an open outlook. With comprehensive village amenities and the station, serving both Guildford and London Waterloo, just a short walk away, this property offers both convenience and a desirable lifestyle. Council Tax Band E.









