



Old Rectory Lane, East Horsley, Leatherhead, Surrey, KT24
6QH

Asking Price £1,100,000

Old Rectory Lane, East Horsley, Leatherhead, Surrey, KT24 6QH

Introducing this charming detached bungalow nestled in a tranquil setting, offering a peaceful retreat. This well-maintained property boasts a spacious layout, providing ample living space. The three bedrooms offer comfortable accommodation, allowing for privacy and relaxation.

Convenience is key with this bungalow, as it offers easy access to local amenities and transport links, ensuring that all your needs are met. The well-kept garden offers a lovely space to unwind and enjoy the outdoors, while a double garage provides secure parking and additional storage.

In summary, this delightful detached bungalow is a true gem that combines charm, convenience, and tranquility. Don't miss out on the opportunity to make this your dream home. Contact us today to arrange a viewing.

Council Tax Band G

- Idyllic village location
- Excellent position
- Close to local amenities
- Potential to extend subject to planning
- Three bedrooms
- Detached double garage
- Well-kept mature rear garden
- Private and secluded

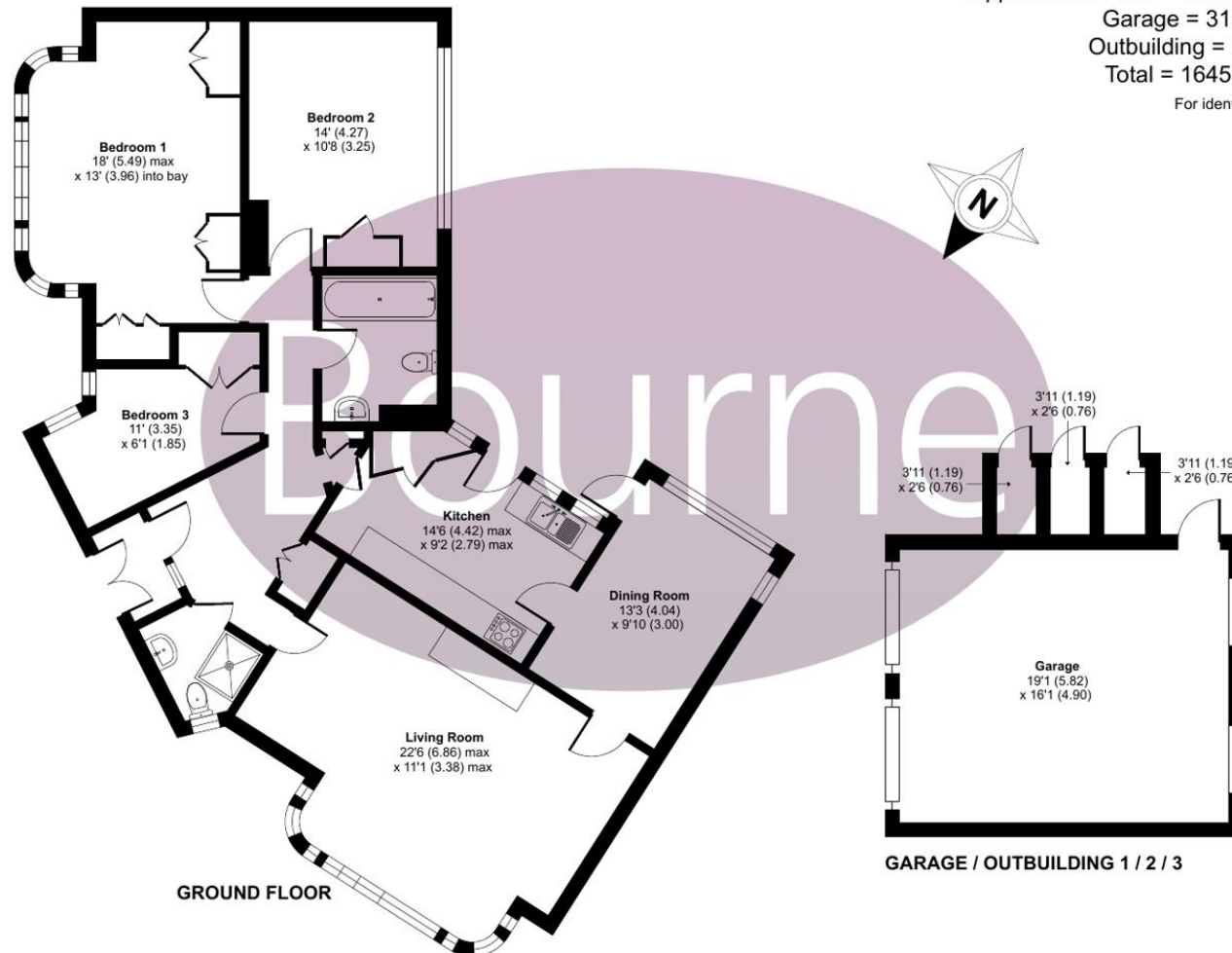


Floorplan

Orchard Gate Old Rectory Lane, East Horsley, Leatherhead, KT24

Approximate Area = 1302 sq ft / 120.9 sq m
Garage = 315 sq ft / 29.2 sq m
Outbuilding = 28 sq ft / 2.6 sq m
Total = 1645 sq ft / 152.7 sq m

For identification only - Not to scale

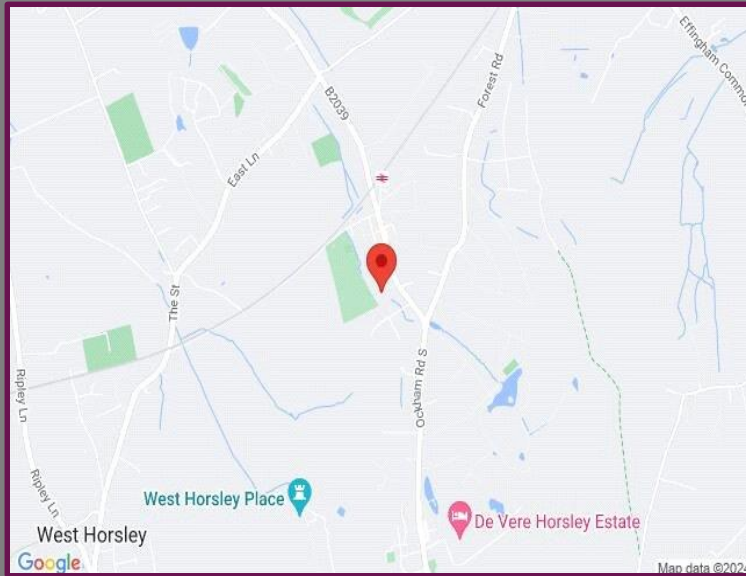


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Bourne Estate Agents. REF: 1082431

Location

Nestled in the picturesque village of East Horsley, offers access to excellent schools, prestigious golf clubs, and the natural beauty of the Surrey Hills for outdoor activities. Guildford, with its variety of shops and dining options, is just a short drive away.

Orchard Gate embodies comfortable countryside living, yet conveniently close to Guildford town centre, with just a 32-minute train ride to London Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	48	70
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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