



2 Farleys Close
West Horsley, Surrey KT24 6NB





A well presented 3 bedroom home with views towards the North Downs and excellent gardens providing scope for further enlarging if desired, subject to usual consents. Private gated parking for numerous cars. No onward chain





2 Farleys Close West Horsley, Surrey

We are delighted to bring to market this exceptional 3 bedroom home full of surprises!

Being the first house in this residential cul-de-sac, the property benefits from a particularly wide corner plot with 20' of space to the side which invites the potential for further enlargement in the future if ever desired (STPP). An additional benefit is the private gated entrance via a service lane to the rear where there is parking for numerous cars, and the potential for garaging under Permitted Development.

By approaching the house from the rear this also gives you the first glimpse of the views available to the South over fields and towards The Surrey Hills.

The ground floor has been cleverly enlarged to provide a fabulously bright reception room with large picture windows and doors soaking in the rear garden views, which connects in an open plan form with both the modern kitchen and the lounge, creating a fully connected flow ideal for today's family lifestyle. The entrance hall gives access to both the kitchen and also the lounge, as well as having a ground floor bathroom fitted in a modern white suite.

The kitchen is fully fitted with a range of sleek contemporary units, built-in appliances with brushed steel accents throughout, with a useful side lobby which gives access to the garden and an additional 'gardeners wc'.

To the first floor are three double bedrooms, all with built-in wardrobe cupboards served by a modern family shower room.

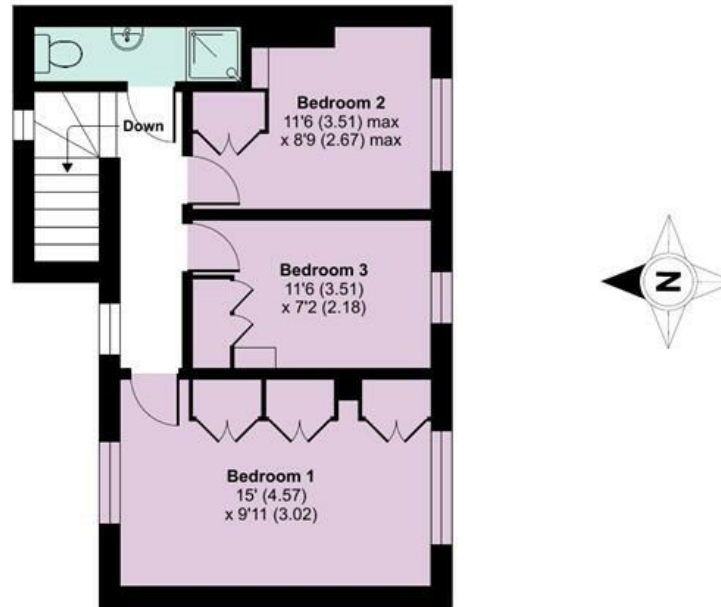
Outside, the gardens are a true delight...extending to over 50' in length to the rear and enjoying a full South aspect to soak up the sun, there is a terrace which leads onto lawns, dissected by a stepping stone pathway to the rear where the paved courtyard and gated rear access is to be found beyond mature trees and shrubs. Privacy is provided by the mature hedges on 3 sides and with just a pedestrian gated entrance to the front, this makes for an additional 30' of lawn garden when dappled shade is preferred.

For anyone new to the area, the main shops and station directly serving Waterloo & Guildford is a 1 mile walk away (1.5 mile drive) and also within the catchment for the OFSTED rated Outstanding Raleigh School. There are also a wide range of amenities for all ages with fabulous countryside, excellent pubs and the county town of Guildford under 8 miles away.



Approximate Area = 1191 sq ft / 110.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



DIRECTIONS

From our offices in East Horsley proceed under the railway bridge and turn left into East Lane. After approx. 1/2 mile, turn right into Long Reach where the turning to Farleys Close will be found 2nd on the right.
 ///float.cats.former Parking: Private gated parking is available via a separate lane to the rear of the property approx. 25 yards before the turning into Farleys Close, beyond a small battery of garages.
 ///tree.manual.jelly

Horsley Office | 6 Station Parade, East Horsley, Surrey, KT24 6QN T | 01483 284141
Ripley Office | Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ T | 01483 224343
 E|enquiries@willsandsmerdon.co.uk W|willsandsmerdon.co.uk



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	