



9 Northcote Crescent  
West Horsley, Surrey KT24 6LX





A detached 4 bedroom family home in wonderful location within this ever popular Crescent, just a short stroll from The Raleigh School with bonus loft room/Bedroom 5, detached garage and further scope for the incoming owner to update and/or enlarge the current space (STPP) within the excellent sized West facing gardens. Offered to the market with No Onward Chain.





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Once across the threshold, the inner lobby gives access to main reception hall and all the main day spaces of the house. These include a well proportioned triple aspect Lounge, having windows overlooking both the front and side, and patio doors leading out onto the rear garden, bathing the room in natural light and providing a welcoming feeling.

Currently used as a Dining Room and providing a quiet haven from every day living, the second reception room could equally be used as a children's play room, home office or study, with views over the front gardens. Completing the ground floor accommodation, the kitchen is fitted with a range of wall and floor units, and has a side access door to the gardens and ground floor WC.

To the first floor, there are four good size bedrooms, all sharing the family bathroom which is fitted with shower, basin and WC. From the first floor landing, a turning open tread wooden staircase has high level windows providing natural daylight and access to the Bonus Room/Bedroom 5 - a useful loft conversion with large picture windows overlooking the back gardens and countryside beyond which could equally be used as potential study or a teenage break-out room.

Outside, the part-walled front gardens are mainly laid to lawn, with a selection of mature shrubs and driveway parking for several cars, and providing access to the detached double length garage located to the side of the property.

The rear gardens are a true delight, with a sunny Westerly aspect. and a patio area, which leads onto lawn, an ornamental pond, greenhouse, a screened composting area with shade provided by mature trees and shrubs.

The property also benefits from a gated access to the green spaces known as Ben's Wood, popular to dog walkers and those who enjoy open countryside, as it leads through to Long Reach with its semi-rural feel, enjoying views to open farmland/countryside and designated SANG (Suitable Alternative Natural Greenspace) a fabulous resource for the whole community to enjoy on foot or bicycle.

The Raleigh School is within a very short walk, as well as Horsley main village with its Station serving Waterloo & Guildford and local shops, which is approx. 1 mile distant.

Originally built we understand in the early 1960 with more recent updates, the property offers the incoming owner a wonderful "blank canvass" opportunity to modernise or upsize, depending on one's family needs, and an early viewing is recommended.

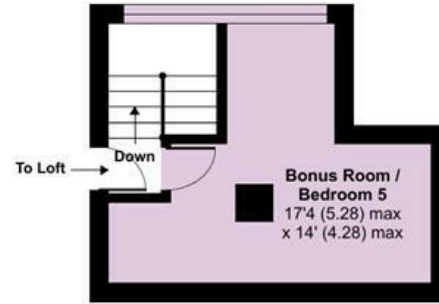


Approximate Area = 1357 sq ft / 126 sq m

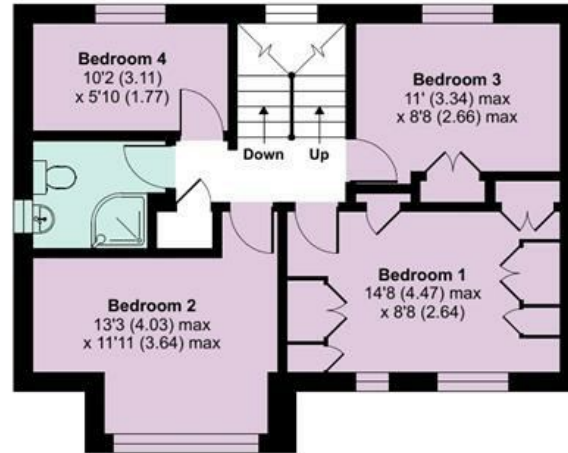
Garage = 184 sq ft / 17 sq m

Total = 1541 sq ft / 143.1 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





## DIRECTIONS

From our offices proceed under the railway bridge into Ockham Road North, taking the first 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 where No.9 will be found on the left hand side. [///last.lime.grow](http://last.lime.grow)

