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1933



# 6 Holmes Place, Kingston Avenue

## East Horsley, Surrey KT24 6QL



A cleverly designed bungalow ideally suited to those wishing to be in a central Village location, situated in a Private Road literally only 200 yards from the main shops & station in one direction & in the other, the Village Hall, Recreation Ground & Medical Centre. Offered to the market with No Onward Chain.









# 6 Holmes Place, Kingston Avenue

## East Horsley, Surrey

We are delighted to offer for sale this incredibly rare opportunity to purchase a cleverly designed home eminently suitable for the buyer wishing to move into the village centre, being close to both the local shops, medical centre and open spaces of Kingston Meadows. Built by Burhill Homes approximately 20 years ago, this particular property is at the end of a terrace of just 3 bungalows, situated in a private road setting & enjoying an almost hidden spot whilst being accessible to all the amenities the village offers.

Once across the threshold, the wide reception hall gives access to the lounge/dining room which benefits from a square bay window with double opening doors to the garden and the modern equipped kitchen beyond, also with a view over the garden. Both bedrooms will comfortably take a double bed with a feature oriel bay to bedroom 2 and the spacious bathroom has been changed to a shower room in recent years for ease of access. There is also a large cupboard in the shower room suitable for housing utility appliances if so desired.

Notably, this tucked away property also enjoys a sunny South-Westerly aspect to the rear bringing light into all the day spaces of the home with thoughtfully landscaped low maintenance rear garden created for the absolute ease of maintenance.

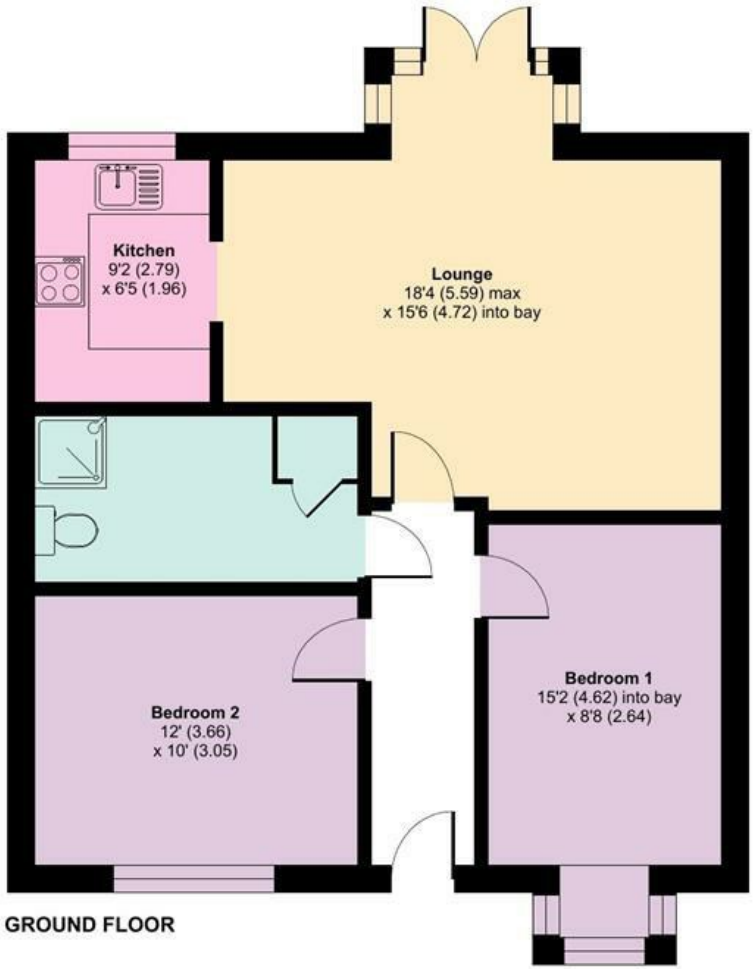
The frontage is principally laid to lawn with each of the properties benefiting from an allocated private parking space along two additional visitor parking spaces. With paved step-free access to the front door, flanked by mature specimen shrubs and a pathway to the side gate, the rear gardens are also worthy of note. These have been hard landscaped with mature shrubs to the rear boundary, with only attendance to as many pots as one may wish to install being required. With plenty of outside space for seating in either full sun or dappled shade, the avid gardener could easily install a greenhouse and potting shed if so desired, or make use of the two existing timber sheds. Adjoining the rear boundary are the open spaces of the Kingston Meadows fields & recreation ground, ideal should one wish to stretch your legs in this lovely open space.

In all, for the discerning purchaser seeking a quality bungalow in a location to match, this is definitely one not to miss!

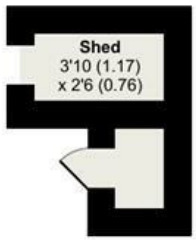
HP Residents Association Annual Charge circa £440 pa



Approximate Area = 695 sq ft / 64.5 sq m
Outbuilding = 19 sq ft / 1.7 sq m
Total = 714 sq ft / 66.2 sq m
For identification only - Not to scale




GROUND FLOOR




NOT SHOWN IN EXACT LOCATION

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Wills and Smerdon. REF: 1497238



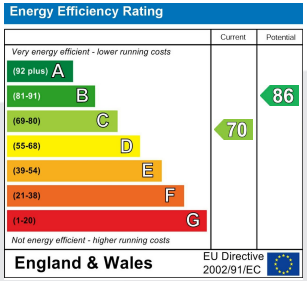




## DIRECTIONS

From our Offices, turn left at the north end of Station Parade beside the Sainsbury's Local into Kingston Avenue & continue for approx 150 yards where the entrance to Holmes Place will be found on the left. Continue straight ahead for a few yards where number 6 will be found on your right at the end of the terrace. What3words///cheeks.heat.poster

Tenure: Freehold. Guildford Borough Council Band D.




Our Social Media

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