

CURCHODS



30 St. Martins Close

East Horsley, Surrey, KT24 6SU

3 Bedrooms | 1 Bathroom | 1 Reception Room

Offers in excess of £425,000

Freehold
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Conveniently situated in the village of East Horsley, this well-presented three-bedroom terraced home features UPVC double glazing and a garden. It is in excellent decorative condition and ready for immediate occupancy.

The property has a well-designed layout, including a spacious entrance hall with a porch from the front door and a cloakroom. The sitting/dining room extends from the front to the back of the house, while the well-equipped kitchen provides direct access to the garden.

Upstairs there are 3 bedrooms and a family bathroom. The property has gas fired central heating and is on mains drainage.

EPC C | Council Tax Band E



Key Features

- 3 bedrooms
- Sitting/dining room
- Kitchen
- Bathroom
- Cloakroom (W.C.)
- Double Glazing
- Garden
- Quiet location

Location

St Martins Close has a peaceful and private outlook to the front and offers very convenient access to the local shops at Bishopsmead Parade. The village centre is a mile away, offering more amenities including a Doctors surgery and library. Horsley station offers a regular service to London Waterloo in approximately 45 minutes. The county of town of Guildford is approximately 8 miles away. In addition, the house gives easy access to the surrounding stunning countryside offering much of which lies within the Surrey Hills area of outstanding natural beauty.

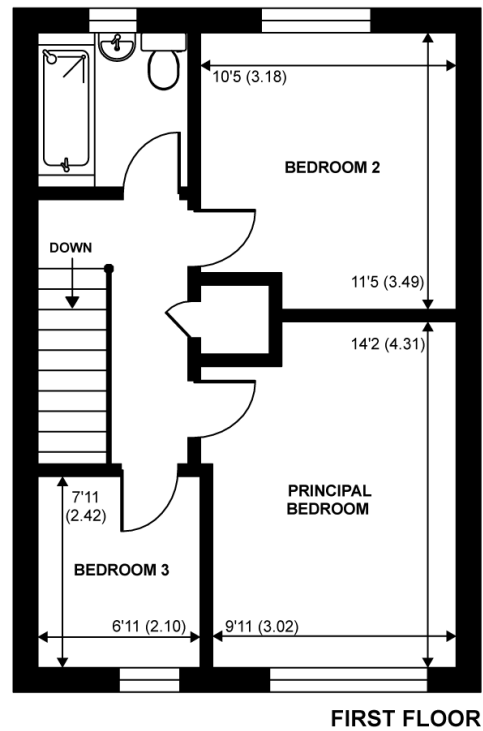
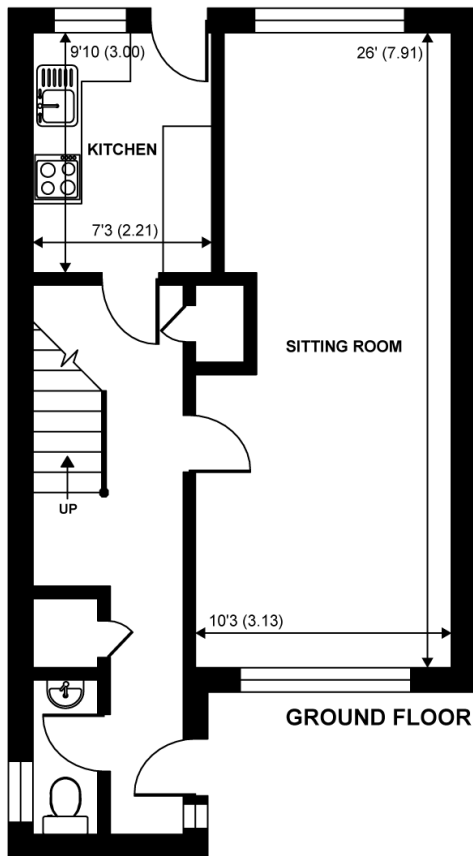
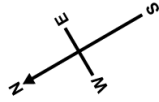
Additional Information

Our client has advised that the property has mains drainage, water, gas and electricity.
To be sold with Freehold Title.



Approximate Area = 934 sq ft / 86.8 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Simpsons Estate Agents ta Curchods. REF: 1247442

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