



**44 Kingston Avenue, East Horsley, KT24 6QT**  
**Guide price £645,000**

 3  1  2  C



A charming and well presented semi-detached family home, located in a quiet no through road with huge potential to extend into and over the garage (stpp), whilst being a stone's throw from the local shops and train station.

The current ground floor layout includes an enclosed porch, good size hallway with downstairs WC, a modern kitchen/breakfast room with front aspect, a full width lounge/dining room and a pleasant garden room.

The first floor landing has a handy deep storage cupboard and access to a good size loft space which could be converted (stpp). There are three very well proportioned bedrooms and a modern family bathroom.

The manageable enclosed rear garden has been beautifully landscaped and includes a synthetic lawn section, paved patio area, mature planted borders, gated side access and a rear door to the garage. To the front there is ample off street parking and a lawn.

In East Horsley and the immediate surrounding area, you can visit a historic manor and garden at Hatchlands Park, play golf at The Drift Golf Club, or explore local parks like Kingston Meadows. The wider Surrey area offers many other attractions, from farm parks to museums. There are also several high-performing schools in the immediate area to cater for different age ranges and educational needs.

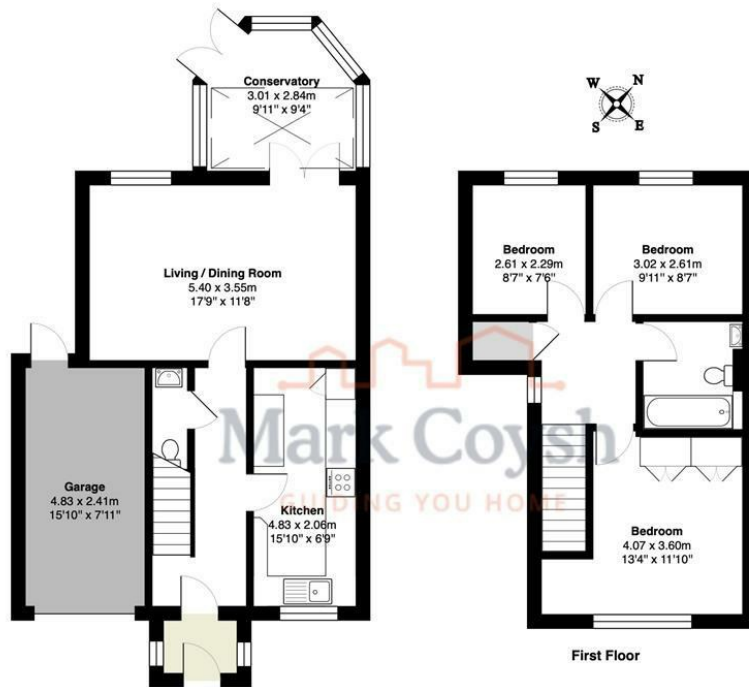
There is a vast road network including access to the M25, A3, A24 and M3, linking to both Gatwick and Heathrow Airports, in to London and deeper into our beautiful countryside and coastal towns.











Ground Floor

First Floor

Kingston Avenue, East Horsley, Leatherhead  
Total Area: 103.3 m<sup>2</sup> ... 1112 ft<sup>2</sup>  
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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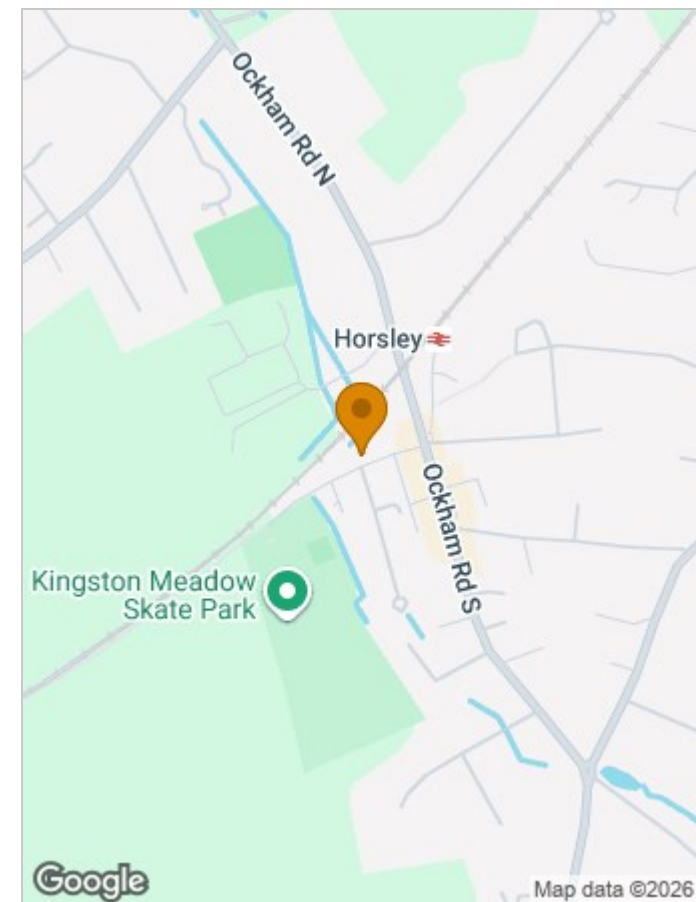
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## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	72	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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