



Station Approach, East Horsley, Surrey, KT24 6QX

Available Now

£2,300 PCM





- AVAILABLE NOW
- OPEN PLAN BESPOKE KITCHEN/DINING ROOM
- TWO BEDROOMS WITH ENSUITES
- PRIVATE GARDEN
- IDEAL FOR THE TRAIN STATION
- UNFURNISHED
- LIVING ROOM
- TWO FURTHER BEDROOMS
- PRIVATE GATED PARKING FOR TWO VEHICLES
- VILLAGE LOCATION

## Description

Built in 2015 to a high standard, this modern three-bedroom semi-detached property offers contemporary living in a sought-after village setting. Ideally located just a stone's throw from both local shops and the railway station. Underfloor heating throughout the ground floor, gas central heating upstairs.

Front door leading into living room.

### LIVING ROOM:

Neutral decor with hardwood flooring and under flooring heating. Windows to dual aspect. Door leading to

### KITCHEN/DINING ROOM:

A superb open plan bespoke kitchen with plenty of storage cupboards and a good range of luxury appliances. Ample space for dining table and bi-fold doors open onto the patio and garden.

### DOWNSTAIRS WC:

With wc and wash hand basin, window to side aspect.

Stairs leading to the first floor

### PRINCIPAL BEDROOM:

Light and airy with views to the rear garden with luxury en suite shower and built in wardrobes.

### BEDROOM 2:

Light and airy double room with window to front aspect.

### FAMILY BATHROOM:

Fully fitted with a bath with shower over, wc and wash hand basin. Window to side aspect.

Stairs leading to the second floor

### BEDROOM 3:

Double room with window to the rear of the property. Ensuite shower room.

### GARDEN:

Private rear garden with an Indian sandstone patio with lawn area.

The parking is accessed through a gated development, where there is allocated parking for two vehicles and gated side access leading to the rear garden.

## Situation

The property is situated in the charming village of East Horsley, just moments from local shops and the station. The village is surrounded by unspoilt countryside with a network of footpaths and bridleways.

Horsley station provides a regular commuter service into London Waterloo in approximately 45 minutes. The A3 is within easy reach and provides quick access to the M25.

**EPC**

**B**

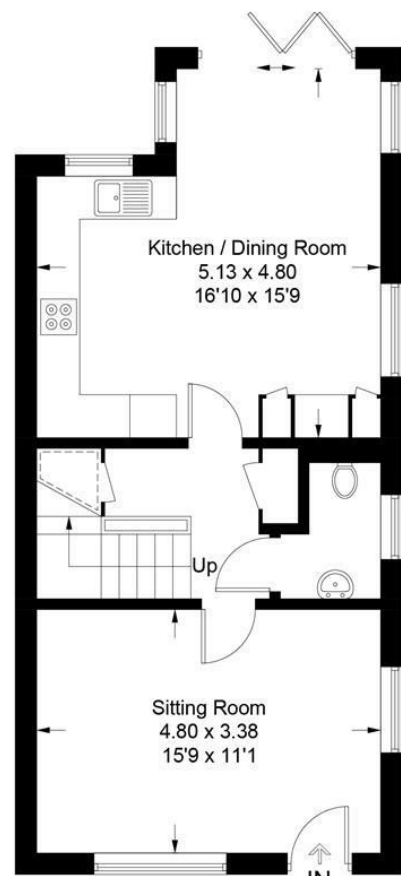
**Council Tax Band F**



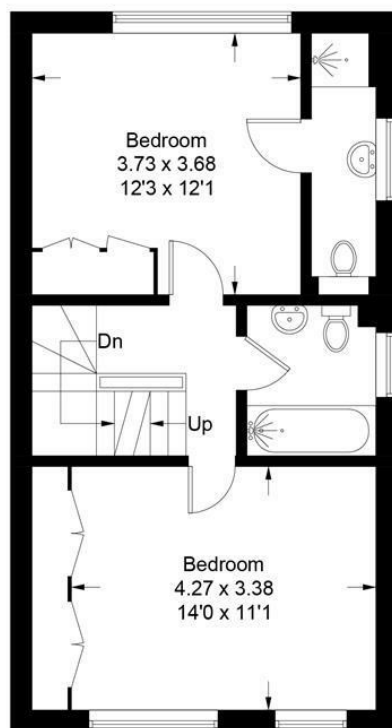


Approximate Gross Internal Area = 121.4 sq m / 1307 sq ft

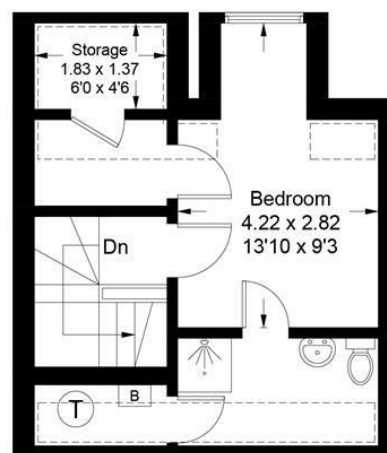
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1190340)  
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## INFORMATION FOR TENANTS

### Holding Deposit

We require one weeks' rental, payable by bank transfer as a holding deposit to secure a property. Once we have received your holding deposit, current legislation stipulates that the necessary paperwork should be completed by all parties within 15 days or such longer period as might be agreed.

**Should your offer be agreed and you decide to proceed with a tenancy we require:**

A refundable holding deposit of one weeks' rent at the beginning of negotiations. This amount will be deducted from your first months' rent prior to the commencement of the tenancy. Please be aware that should you withdraw from the negotiations, or be unable to provide suitable references this amount is **non-refundable**. Please further note that until this initial amount is paid the property may continue to be offered for rental.

### References

We use the referencing company, Rightmove Referencing. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

### Rent

Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

### Deposit

A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

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gardner**  
LETTINGS