

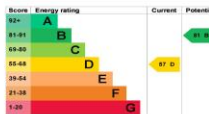


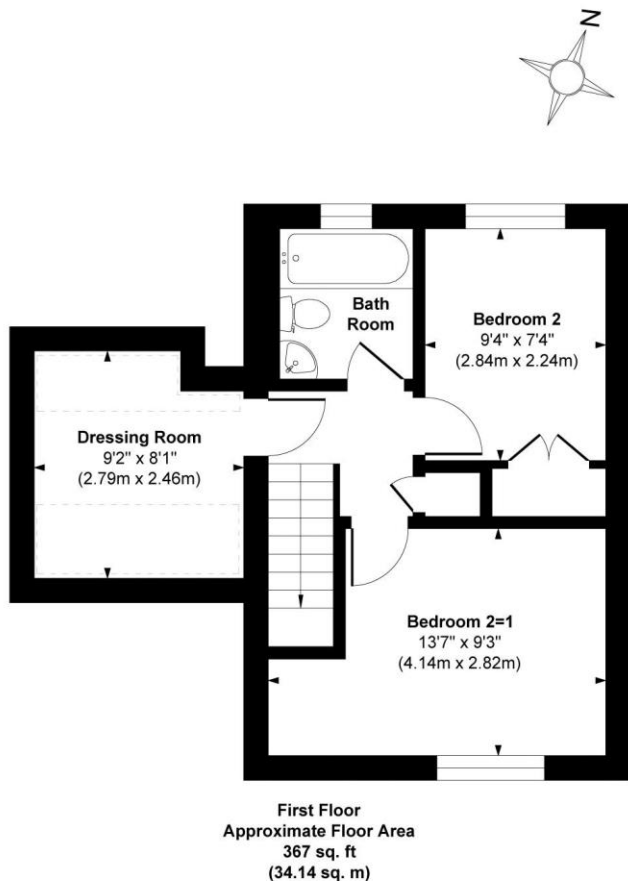
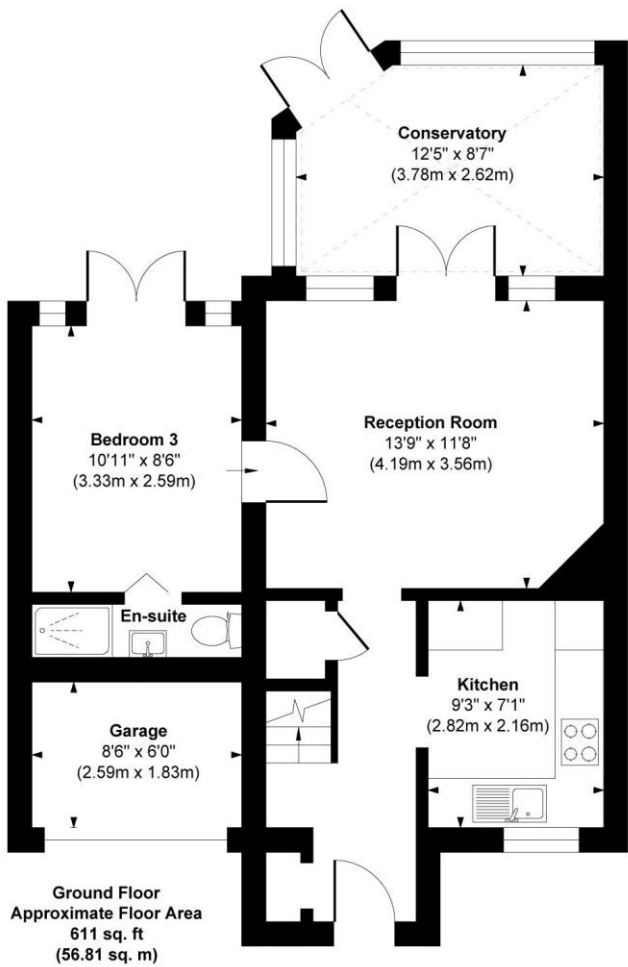
40 Kingston Avenue,
East Horsley, Surrey, KT24 6QT

OIEO £475,000 Freehold

Directions

From our offices in East Horsley cross over the Ockham Road South into Kingston Avenue and number 40 will be found on the right hand side.

Energy performance certificate (EPC)			
40 Kingston Avenue East Horsley Surrey LEATHERHEAD KT24 6QT	Energy rating D	Valid until 28 February 2034	Certificate number 2174-3535-2350-1434-2209
Property type	Semi-detached house		
Total floor area	67 square metres		
Rules on letting this property			
Properties can be let if they have an energy rating from A to E:			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)			
Energy rating and score			
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.	
See how to improve this property's energy efficiency		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.	
		For properties in England and Wales: the average energy rating is D the average energy score is 60	



Approx. Gross Internal Floor Area 979 sq. ft / 90.95 sq. m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

**40 Kingston Avenue, East Horsley, Surrey,
KT24 6QT**

Located in the centre of East Horsley village centre,
a three bedroom semi-detached house with garden
and parking spaces for 1-2 cars.



THE PROPERTY

A 3 bedroom, 2 bath/shower room semi-detached house located in the heart of East Horsley village, a couple of hundred meters from the shops and station. The property is ideal for an individual or couple looking to downsize being close to all the local amenities, as well as a young couple or family. From the hall there is access into the principal reception room with double doors into a heated conservatory and a door into a ground floor bedroom and ensuite shower room. The front of the garage has been retained providing a useful storage space. The well-equipped kitchen, covered entrance porch and a storage alcove completes the ground floor. Upstairs the two double bedrooms are complimented by a sizeable dressing room and serviced by a modern family bathroom. To the front of the house there is off-street parking for 1-2 cars and to the rear a block paved patio and area of artificial grass. Please note the property is double glazed throughout and has gas fired central heating. Council Tax Band E.

