

# Wills & Smerdon



## 3 Thornleas Place East Horsley, Surrey KT24 6DJ **£1,700 PCM Unfurnished**

Wills & Smerdon are delighted to bring to market this well presented 2 bedroom home conveniently located literally a stone's throw from both the centre of Horsley Main Village and Horsley Station.

The accommodation comprises: entrance hall; living room with bay window; superb light and airy eat-in kitchen with integrated appliances, space for the dining table and chairs and french doors to the enclosed rear garden; main bedroom with ensuite shower room; second bedroom; family bathroom ; externally the rear garden has been designed for ease of maintenance, with mature shrubs and borders, and gated access to the allocated parking space to the rear.; EPC C/69; council tax band E; pets by negotiation. The property is located in East Horsley close to Horsley Station (Waterloo in 45 mins), and has a range of shops, cafes, bank, Post Office, Library, restaurants and boutique independents and easy access to A3/M25.

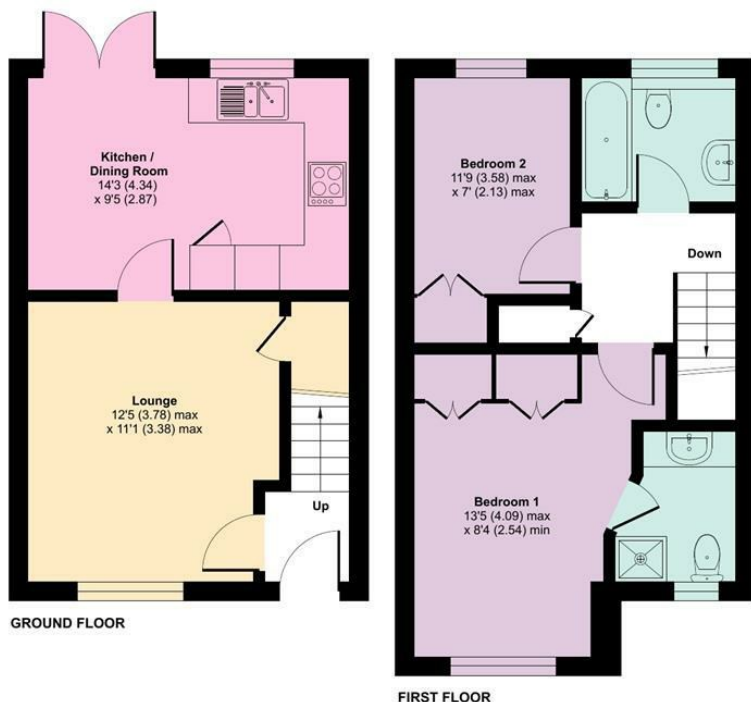
- Master Bedroom with Ensuite Shower Room
- Recently Installed Kitchen/Dining Room Kitchen
- Sitting/Living Room
- Family Bathroom
- Short Stroll to Shops & Station
- Easily Maintained Rear Garden
- Allocated Private Parking
- Managed by W&S
- Pets by negotiation
- Council tax band E

6 Station Parade, East Horsley, Surrey, KT24 6QN

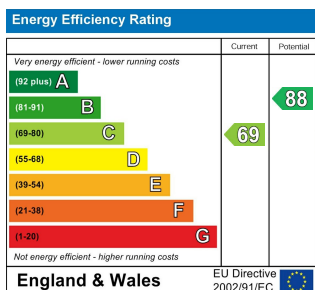
T| 01483 284 141 E| [lettings@willsandsmerdon.co.uk](mailto:lettings@willsandsmerdon.co.uk) W| [willsandsmerdon.co.uk](http://willsandsmerdon.co.uk)

# Wills & Smerdon

Approximate Area = 664 sq ft / 62 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Wills and Smerdon. REF: 914126



## WHAT NEXT?

For further information on the renting process please see our Step by Step guide on our website: [www.willsandsmerdon.co.uk](http://www.willsandsmerdon.co.uk)

**Important note to applicants:** We endeavour to make our rental particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements of Representation or fact. The services, systems and appliances listed in this specification have not been tested and no guarantees as to their operating ability or efficiency are given. All floorplan measurements and layouts have been taken as a guide to prospective tenants only and must not be relied upon. Please note that the Sq Ft measurements in the EPC will differ from the floorplan. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view a property.

