

Wills & Smerdon



Flat 3, Phoenix House, Forest Road East Horsley, Surrey KT24 5HE Asking Price £265,000

We are delighted to offer this beautifully presented and spacious one bedroom flat, close to Effingham Junction Station (London Waterloo/Guildford). The accommodation comprises: Front door to stairs; cloakroom; fully fitted kitchen with electric oven, washing machine and dishwasher; sitting room leading to double bedroom with en-suite bathroom. Gas central heating. One allocated parking space. Guildford Borough Council Band B. EPC rating D.

Effingham's mainline rail station is nearby with regular services to London Waterloo (approximately 40-50 minutes), whilst the A3 and M25 motorways are within easy reach, leading to Heathrow and Gatwick airports.

- Spacious one bedroom flat
- Well presented
- Modern kitchen and appliances
- Convenient location
- Allocated off street parking



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Forest Road, Effingham Junction, Leatherhead, KT24

APPROX. GROSS INTERNAL FLOOR AREA 531 SQ FT 49.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
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From our offices in East Horsley, proceed under the railway bridge into Ockham Road North, taking the 2nd right into The Drift. Continue passed the Drift Golf Club to the end, turning left onto Forest Road. Continue for a few hundred yards where the Phoneix House flat will be found on the right hand side, above the Dental Spa.///wills.short.toned

WHAT NEXT?
If you would like to book a viewing for this property please do not hesitate to contact our expert sales team using the contact details below.

Energy Efficiency: Current 66 D Potential 73 C

Important note to applicants: We endeavour to make our sales 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 buyers 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.

