

Wills & Smerdon



Myatts Howard Road Effingham Junction, Surrey KT24 5HX **£2,450 PCM Unfurnished**

We are pleased to offer for let this well-presented and extensively refurbished family home within the catchment area of Howard of Effingham school. The accommodation comprises: entrance hall; refitted kitchen with appliances; large living room with door to the garden; dining room; downstairs shower/wet room; master bedroom with wardrobes; two further bedrooms; refitted family bathroom; good size rear garden; garage and driveway parking. Gas central heating. EPC rating D/63. Council tax band E. The property is located in a cul de sac close to Effingham Junction train station with the towns of Guildford and Cobham a short drive away. Sorry no pets.

- Catchment of Howard of Effingham school
- Two bathrooms
- Garage and driveway parking
- Recently refurbished
- Two reception rooms
- Good size garden
- Walking distance to Effingham Junction train station
- Managed by W&S

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

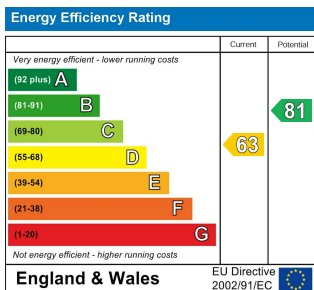
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Approximate Area = 1336 sq ft / 124 sq m (includes garage)
For identification only - Not to scale



Certified Property Measurer
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: 924396



WHAT NEXT?

For further information on the renting process please see our Step by Step guide on our website: 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.

