

Wills & Smerdon



Two Beeches, Forest Road East Horsley, KT24 5ER £3,250 PCM Unfurnished

PROPERTY DESCRIPTION

We are pleased to offer this spacious redecorated family home close to both Horsley and Effingham train stations and in the catchment area of Howard of Effingham School. The accommodation comprises; large entrance hall; open plan kitchen, with appliances, family room; 3 further reception rooms; shower room; utility room, 4th bedroom; upstairs 3 bedrooms and family bathroom; good sized garden, car port, single garage and driveway parking. EPC rating D/63. Council tax band E; gas central heating; pets by negotiation. The property is within easy reach of East Horsley village and Cobham town centre.

PROPERTY FEATURES

- 4 bedrooms
- Detached
- Private garden
- Pets by negotiaion
- 4 reception rooms
- Freshly decorated
- Car port, single garage and driveway parking
- Howard of Effingham catchment area

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

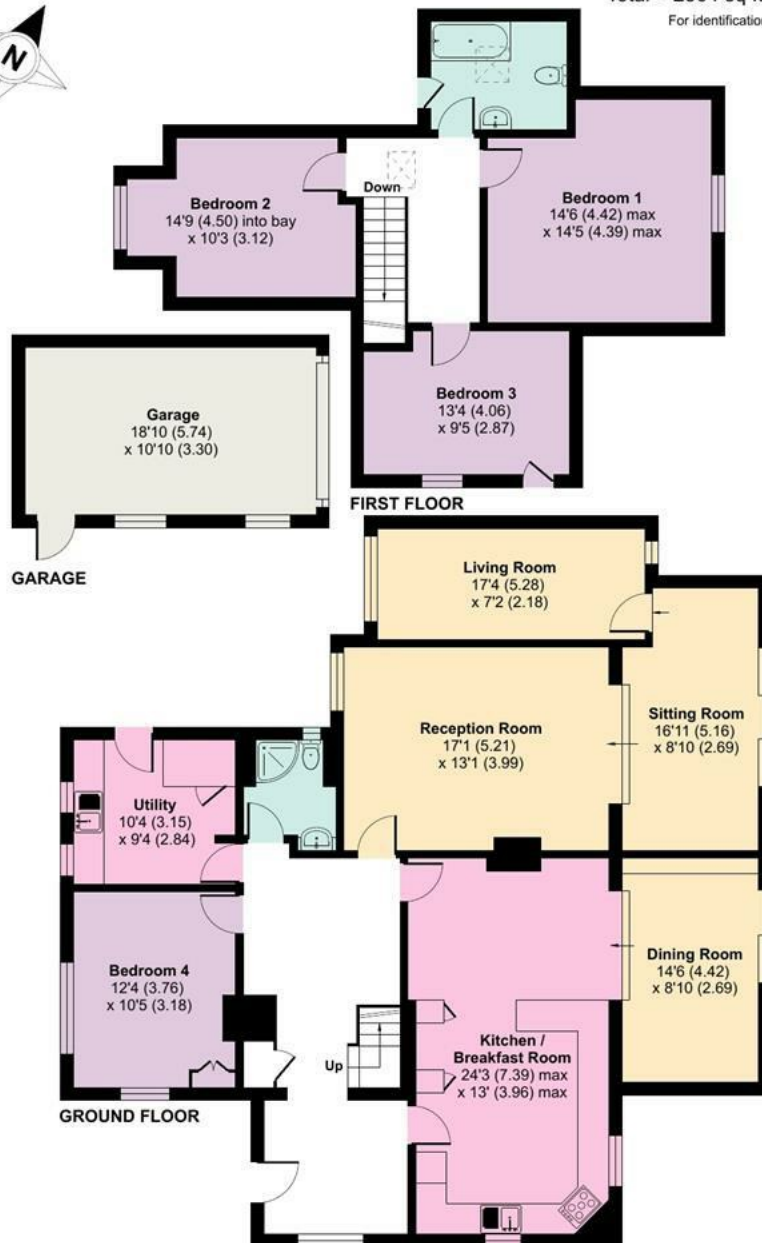
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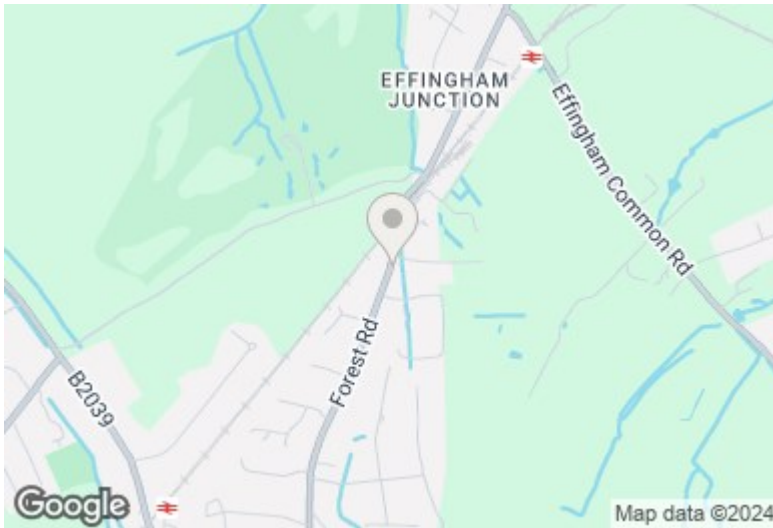
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Approximate Area = 2160 sq ft / 200.6 sq m
 Garage = 204 sq ft / 18.9 sq m
 Total = 2364 sq ft / 219.5 sq m
 For identification only - Not to scale



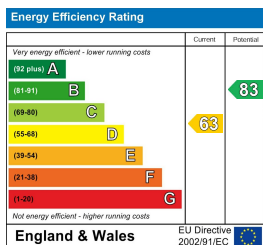
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Wills and Smerdon. REF: 1175678

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EPC RATING

63



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.

