

Wills & Smerdon



7a Kingston Avenue, East Horsley, Surrey KT24 6QT Price Guide £309,950 Leasehold

PROPERTY DESCRIPTION

Sought after first floor two bedroom maisonette in East Horsley village centre. Located in a quiet cul de sac position within Kingston Avenue which is a road running parallel to the adjacent Kingston Meadows playing fields. This light and spacious maisonette is also just a short walk from the shops and station. The accommodation comprises of living room, kitchen, two double bedrooms with storage cupboards and bathroom all presented in good order. In addition the property also boasts gas central heating, double glazing, a long lease, combined with low running costs. To the side of the property is a brick built storage room with power and light and access to the rear garden. The garden is a real feature and it extends to over 35'.

PROPERTY FEATURES

- Ideal first time buy
- Central village location
- 102 years left on lease
- On Street Parking
- Private garden
- 2 double bedrooms
- Brick built storage room
- No Onward Chain

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

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W & S

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Approximate Area = 662 sq ft / 61.5 sq m

Outbuilding = 87 sq ft / 8 sq m

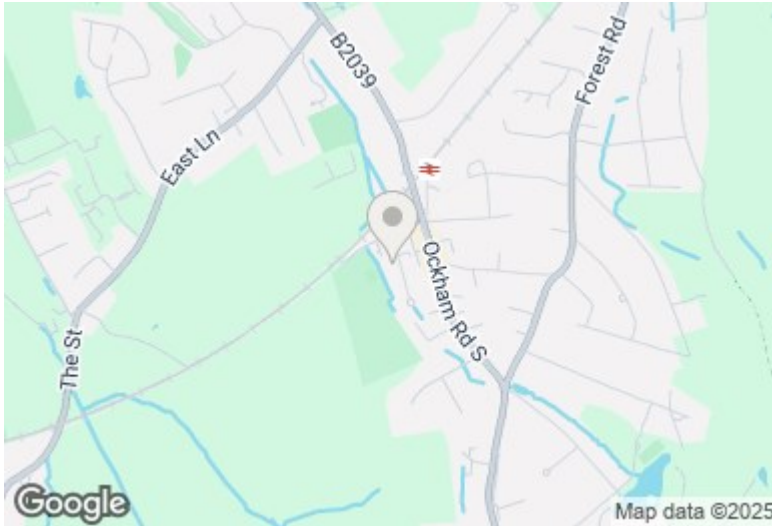
Total = 749 sq ft / 69.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2025. Produced for Wills and Smerdon. REF: 1260820

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Directions:

From our Offices, turn left beside the Sainsbury's Local into Kingston Avenue. Follow the road around to the left, for approx 400 yards where Number 7a will be found on the left hand side, after the entrance to the garages.///fines.swaps.tidy

EPC RATING

76

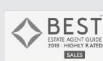
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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.

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.



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