



## Linnet House Nightingale Avenue West Horsley, Surrey KT24 6PA **£3,700 PCM Unfurnished**

### PROPERTY DESCRIPTION

We are delighted to offer for rent this substantial 4 - 5 bedroom home in this most convenient and sought after location. The accommodation comprises: entrance hall; sitting room with fireplace; dining room with parquet flooring leading to kitchen/breakfast room with fitted units, breakfast bar and doors to the garden; large utility room; cloakroom; downstairs modern wet room; two further rooms which could be used as reception rooms or bedrooms; upstairs two double bedrooms and one single bedroom; family bathroom with large corner bath and separate shower cubicle; gas central heating; garage; ample driveway parking; lovely garden. The property is located only a few hundred yards from Raleigh School and about a 3/4 mile walk to Horsley station and village. EPC Rating D/55. Council Tax Band G. Pets by negotiation.

### PROPERTY FEATURES

- 4 - 5 bedroom detached house
- Large kitchen/breakfast room
- Beautiful maintained garden
- Close to Raleigh School
- Downstairs wet room
- Garage
- Private road
- Available mid July



6 Station Parade, East Horsley, Surrey, KT24 6QN  
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

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Scan the QR code for the  
Material Information



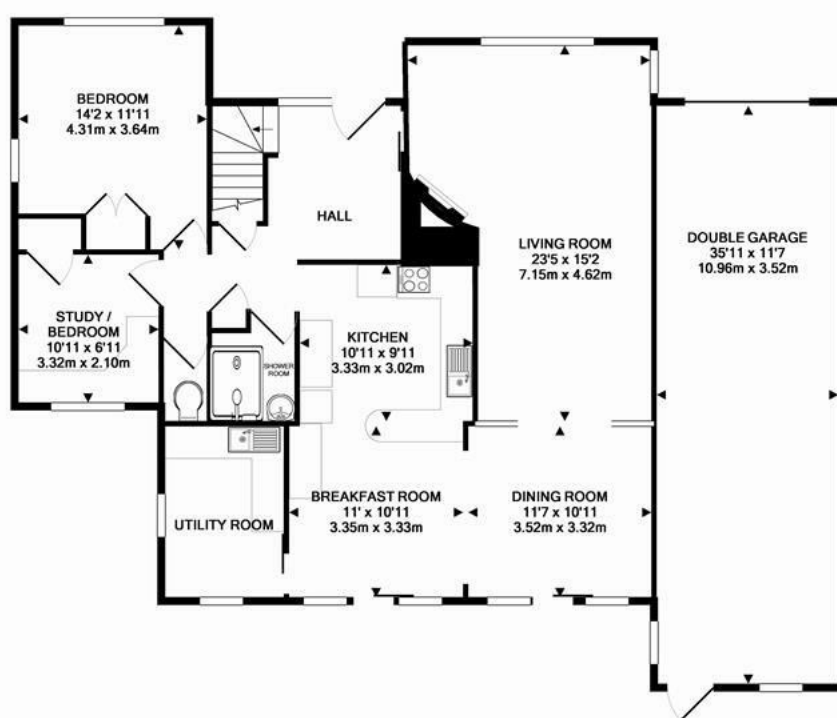


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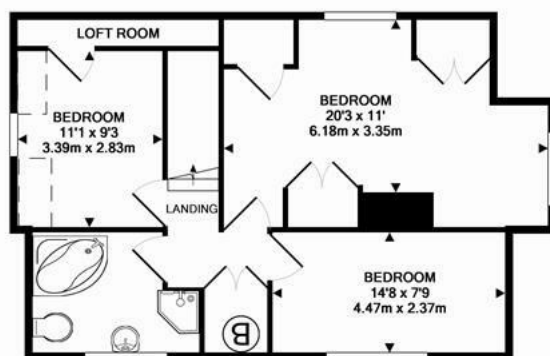
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## Linnet House Nightingale Avenue West Horsley, Surrey KT24 6PA



GROUND FLOOR  
APPROX. FLOOR  
AREA 1610 SQ.FT.  
(149.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 635 SQ.FT.  
(59.0 SQ.M.)

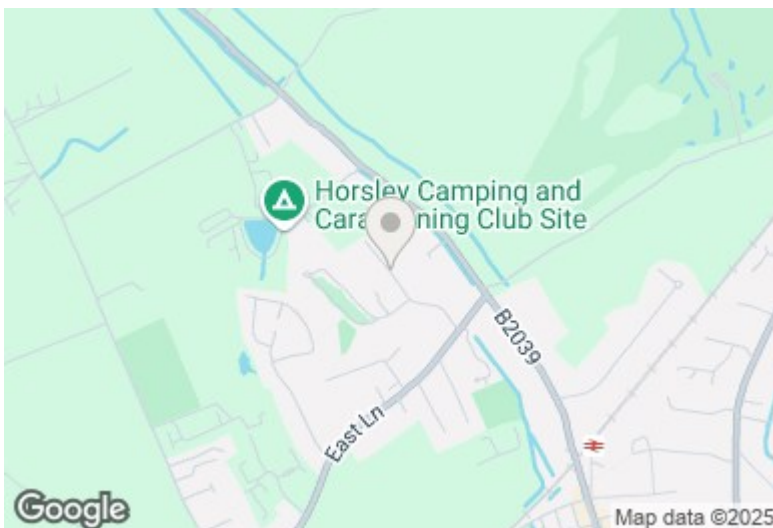
**TOTAL APPROX. FLOOR AREA 2245 SQ.FT. (208.5 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser/tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Wills & Smerdon



From our office in East Horsley, follow Ockham Road to its junction with East Lane. Turn left and take the first right hand turning into Nightingale Avenue. Follow the road past the turning for Nightingale Crescent and Linnet House is on the left hand side.

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