



## 3 Holmwood Close East Horsley, Surrey KT24 6SS **£3,750 PCM Unfurnished**

### PROPERTY DESCRIPTION

Beautifully presented family home in a private cul de sac just a short walk from local shops at Bishopsmead Parade in East Horsley village. The accommodation comprises: entrance hall; dual aspect living room with a wide bay window to the front and double opening doors to the rear patio and garden; large dining room; kitchen with appliances leading to utility room; family room with wide bay window; spacious master bedroom with wardrobes and ensuite shower room; three further double bedrooms with wardrobes; smaller double bedroom; gas central heating; outside to the front there is a gravel driveway with ample parking and to the rear the west backing garden is mainly laid to lawn with a patio and a shed to the side. Please note the garage and loft are not included in the rental; pets by negotiation; EPC rating C/71; Council tax band G. Available mid-October. The property is located approx one mile from Horsley Station and a short drive from A3/M25 and Guildford town centre.

### PROPERTY FEATURES

- Spacious five bedroom family home
- Three reception rooms
- Three bathrooms
- Pet friendly
- Walking distance to local shops
- Well presented
- Five bedrooms
- Gardening service included
- Quiet cul de sac
- Available from mid-October

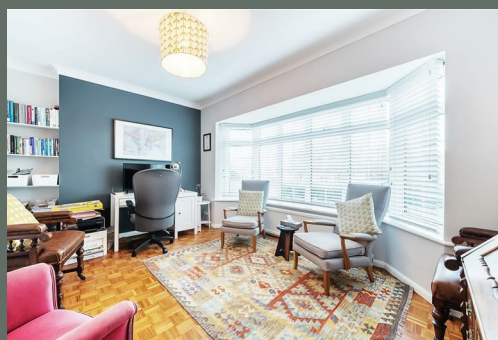


6 Station Parade, East Horsley, Surrey, KT24 6QN  
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

T | 01483 284141 E | [enquiries@willsandsmerdon.co.uk](mailto:enquiries@willsandsmerdon.co.uk) W | [willsandsmerdon.co.uk](http://willsandsmerdon.co.uk)

Scan the QR code for the  
Material Information





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

T | 01483 284141 E | [enquiries@willsandsmerdon.co.uk](mailto:enquiries@willsandsmerdon.co.uk) W | [willsandsmerdon.co.uk](http://willsandsmerdon.co.uk)



## 3 Holmwood Close East Horsley, Surrey KT24 6SS

Approximate Area = 2295 sq ft / 213.2 sq m

Garage = 309 sq ft / 28.7 sq m

Total = 2604 sq ft / 241.9 sq m

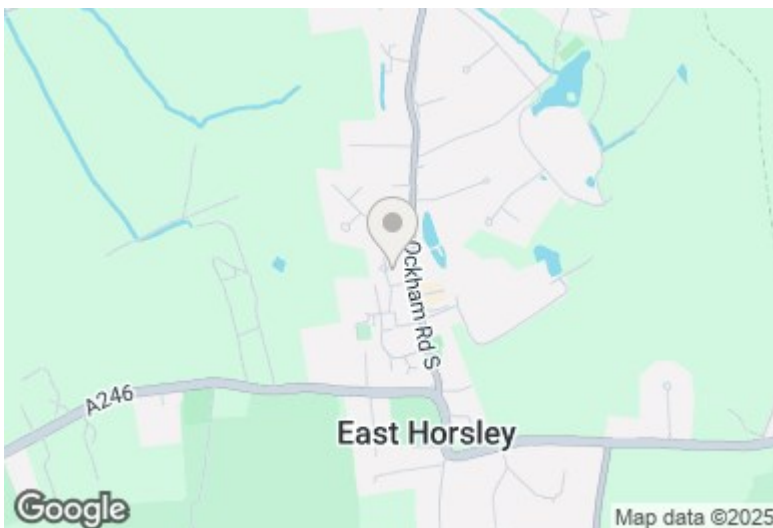
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wills and Smerdon. REF: 1076939



# Wills & Smerdon



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

T | 01483 284141 E | enquiries@willsandsmerdon.co.uk W | willsandsmerdon.co.uk

Energy Efficiency Rating		
Very energy efficient - lower running costs		Current Potential
(92-100) A		81
(81-91) B		
(69-80) C		71
(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

