



4 Railway Cottages Station Approach East Horsley, Surrey KT24 6QX **£2,300 PCM Unfurnished**

We are delighted to offer for let this beautifully appointed town house located in the heart of the sought-after village of East Horsley. The accommodation comprises: living room; stunning kitchen/breakfast room with integrated appliances and bi-fold doors onto the garden; cloakroom/wc; storage cupboard; on the first floor - two double bedrooms with wardrobes (one ensuite); family bathroom; on the second floor - further double bedroom with ensuite shower room and storage; pretty enclosed garden; gated parking with two allocated spaces; gas fired central heating. EPC rating B88 (solar panels). The property is in the centre of the village close to Horsley Station (London Waterloo) and the local shops.



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

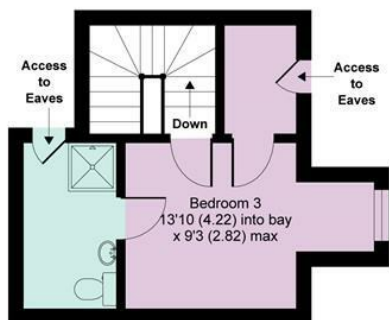
T | 01483 284141 E | enquiries@willsandsmerdon.co.uk W | willsandsmerdon.co.uk

Scan the QR code for the
Material Information

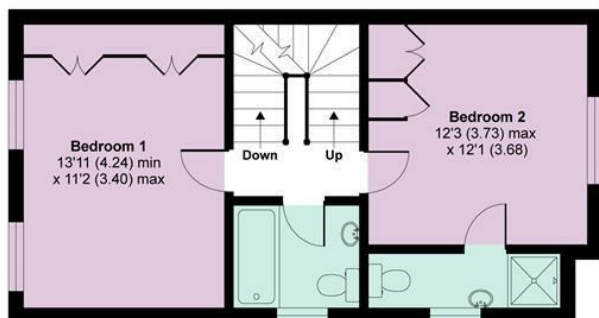
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East Horsley, Leatherhead, KT24

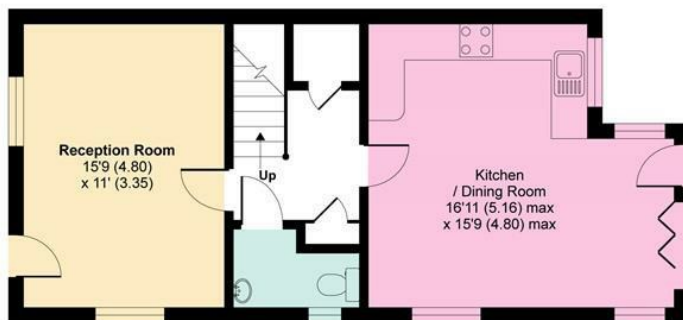
APPROX. GROSS INTERNAL FLOOR AREA 1251 SQ FT 116.2 SQ METRES



SECOND FLOOR



FIRST FLOOR



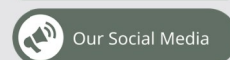
GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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



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