



The Laurels The Street Effingham, KT24 5LH **£1,275 Per Month Unfurnished**

A spacious first floor two bedroom flat located above 'The Bakery' in the heart of Effingham with parking to the rear. The accommodation comprises: stairs to the first floor leading to kitchen with appliances. Good size living room ; two double bedrooms; Bathroom with shower over bath. Gas central heating; EPC rating D/66. Effingham is a charming historic village and civil parish in the Borough of Guildford, Surrey. Located right next door to East Horsley, it sits between the rolling North Downs hills and the A246 and features excellent community facilities.

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

Wills & Smerdon

Approximate Area = 579 sq ft / 53.7 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). © nchecon 2026. Produced for Wills and Smerdon. REF: 1488923

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		
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		



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

