Wills & Smerdon



Lynx Hill Cottage, Lynx Hill
East Horsley, Surrey KT24 5AX
£2,500 PCM

PROPERTY DESCRIPTION

We are delighted to offer this charming 1861 built "Lovelace" Estate home, offering a wealth of period features. The cottage has a brand new bathroom with underfloor heating, new carpets and the addition of a log burner in the sitting room. The accommodation comprises: Entrance hall, sitting room, family room with doors to garden, dining room giving access to kitchen and spacious newly appointed downstairs bathroom, with bath and separate shower cubicle. From the sitting room, turning stairs lead to the first floor with one double bedroom and second bedroom. Outside, there is an attractive garden laid mainly to lawn, ample off-street parking and a garden shed for storage. Listed Building EPC rating E/50. Council Tax Band F.

PROPERTY FEATURES

- Character cottage
- Brand new bathroom with underfloor heating
- Large garden
- Delightful village location.
- New carpets
- Three reception rooms one with log burner.
- Off street parking
- Available immediately.

6 Station Parade, East Horsley, Surrey, KT24 6QN
T| 01483 284 141 **E**| enquiries@willsandsmerdon.co.uk **W**| willsandsmerdon.co.uk

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID282857)

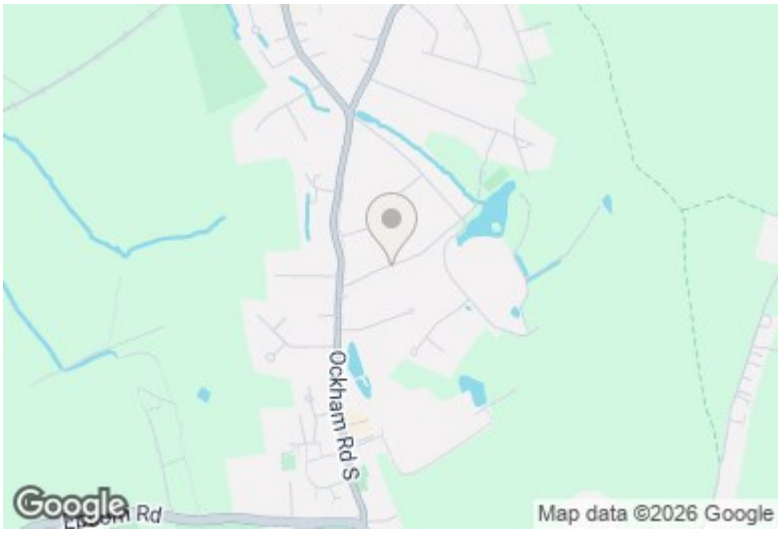
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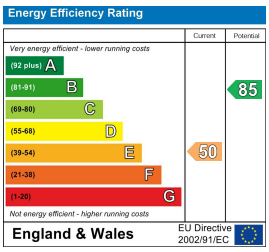


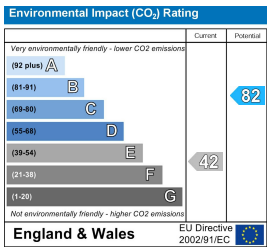




EPC RATING

50





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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