



## Orchard Gate Old Rectory Lane East Horsley, Surrey KT24 6QH **£2,625 PCM Unfurnished**

Rarely available detached bungalow just a short walk from the shops and station in East Horsley village. The accommodation comprises: reception hall; large living room with bay window leading to dining room; fully equipped kitchen with door to the garden; family bathroom with shower over the bath; double bedroom with vanity unit and hand basin; large master bedroom with a range of fitted wardrobes; shower room. Delightful gardens (gardening service included); double garage and outbuildings. EPC rating E/48. Deposit £3173. Tenure: Freehold. Guildford Borough Council Band G. All main services. The property is located within the catchment of excellent local schools and a wonderful choice of other amenities for both education and recreation in the area including Golf, Tennis and Cricket, along with the Surrey Hills and Effingham Common both being close to hand for miles of beautiful countryside virtually on the doorstep.

# Wills & Smerdon

Approximate Area = 1636 sq ft / 151.9 sq m (includes garage & excludes stores)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2023. Produced for Wills and Smerdon. REF: 883239

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	



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