



## 1 Thornleas Place East Horsley, Surrey KT24 6DJ **£2,100 PCM Unfurnished**

Wills & Smerdon are delighted to bring to market this refurbished 3 bedroom home conveniently located literally a stone's throw from both the centre of Horsley Main Village, and Horsley Station. The accommodation comprises: entrance hall leading to the living room ; well proportioned light and airy Kitchen/Dining Room with modern kitchen and appliances and doors to the garden; downstairs double bedroom with door to the garden; shower wet room; upstairs double bedroom with modern ensuite shower room; third bedroom ; family bathroom with handheld shower over the bath. Externally, low-maintenance garden and patio area; driveway parking for two cars at the front; EPC C/71; gas central heating; Council Tax Band E. The property is located in East Horsley village close to the station (Waterloo in 45 mins), local shops, cafes, bank, Post Office, Library, restaurants and boutique independents, and just a little further to the recreation ground and open spaces adjoining the Village Hall and Medical Centre.



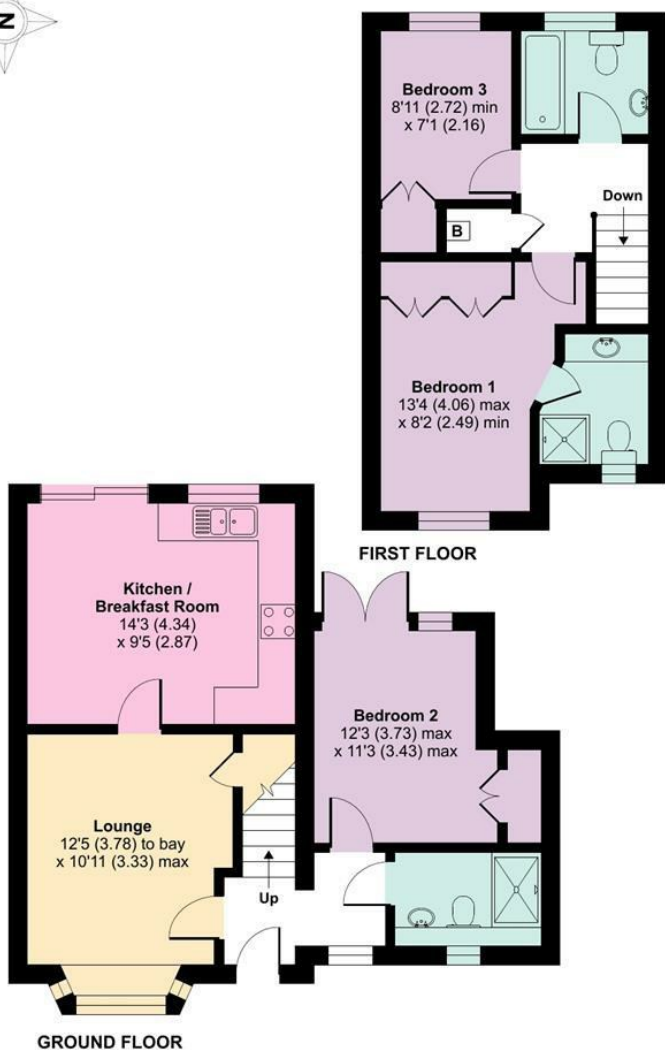
6 Station Parade, East Horsley, Surrey, KT24 6QN  
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

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Scan the QR code for the  
Material Information

# Wills & Smerdon

Approximate Area = 914 sq ft / 85 sq m  
For identification only - Not to scale



**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2023. Produced for Wills and Smerdon. REF: 965294

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(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			
<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC	



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