

Wills & Smerdon



Windlake, Cobham Way East Horsley, Surrey KT24 5BH **£1,950 PCM Unfurnished**

We are pleased to offer this detached bungalow offering flexible accommodation for a SIX MONTH short let. The accommodation comprises: entrance hall; spacious living room leading to dining area with door to the veranda overlooking the garden; double bedroom with feature fireplace and fitted wardrobes; second large bedroom with dressing area or study; shower room with large walk in shower; separate wc; fitted kitchen/breakfast room with appliances; door to garden and utility room; integral single garage; driveway parking; gas central heating; beautiful south facing garden. The bungalow is located in a private road close to the village with its range of local shops and train station on the Waterloo line. Guildford and Cobham are a short drive away. The A3 and M25 are both easily accessible too. Guildford Borough Council Band G, EPC E/46. Availability immediately.

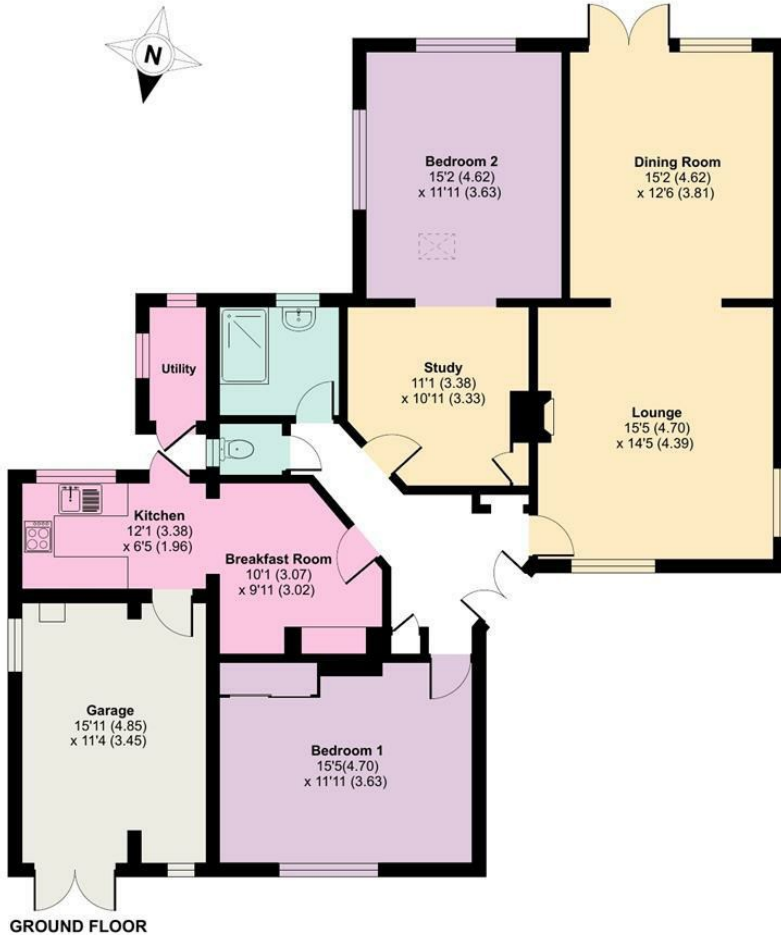
- Detached Bungalow
- 2 Double Bedrooms
- Shower Room
- Two Driveways for Visitor Parking
- Central Village Private Road Location
- Triple Aspect Living Room
- Kitchen/Breakfast Room
- Single Integral Garage
- South Facing 1/4 Acre Grounds
- SIX MONTH LET ONLY

6 Station Parade, East Horsley, Surrey, KT24 6QN

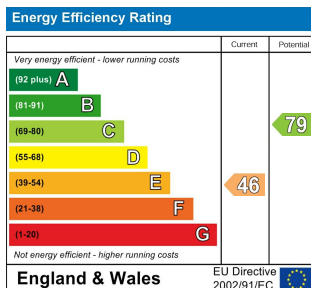
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Approximate Area = 1294 sq ft / 120.2 sq m (excludes utility)
 Garage = 181 sq ft / 16.8 sq m
 Total = 1475 sq ft / 137 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Wills and Smerdon. REF: 1166925



WHAT NEXT?

For further information on the renting process please see our Step by Step guide on our website:
www.willsandsmerdon.co.uk

Important note to applicants: We endeavour to make our rental 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 tenants 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.

