

Wills & Smerdon



Campanulas Nightingale Road East Horsley, Surrey KT24 5EW **£4,250 PCM Unfurnished**

PROPERTY DESCRIPTION

We are delighted to offer for let this substantial five bedroom home which delivers superbly presented accommodation over three floors, ideally suited for the growing family. The accommodation comprises: entrance hall with Guest WC; study; spacious double aspect reception room with wood burner; fabulous kitchen breakfast room with integrated appliances; utility room; First floor - master bedroom with ensuite bathroom and dressing room; guest bedroom suite; two further double bedrooms and family bathroom; Third floor - bonus room and fifth bedroom; gas central heating; Integral garage; driveway parking; lovely rear garden. EPC rating B81. The property is located within the catchment of excellent schools and with easy access to Horsley station & village shops. Sorry no pets.

PROPERTY FEATURES

- Stunning contemporary house
- Three bathrooms
- Living room with wood burning stove
- Beautiful garden
- Five bedrooms
- Gorgeous kitchen/breakfast room
- Integral garage and parking
- Managed by W&S

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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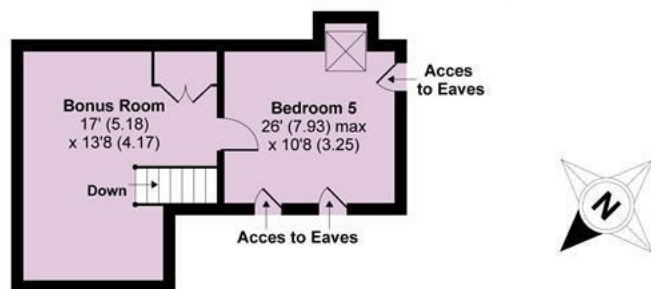


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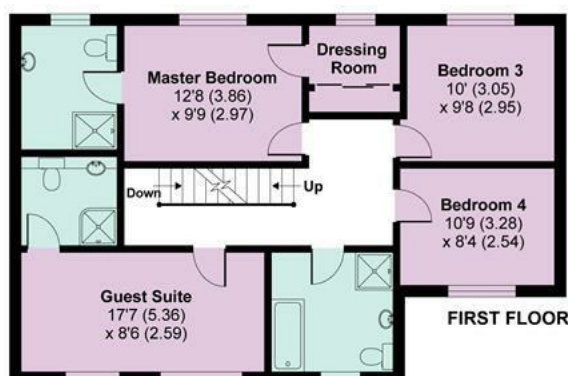
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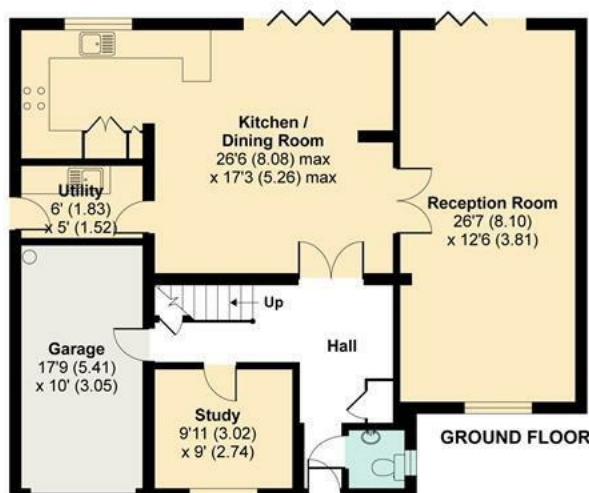
APPROX. GROSS INTERNAL FLOOR AREA 2429 SQ FT 225.6 SQ METRES



SECOND FLOOR



FIRST FLOOR

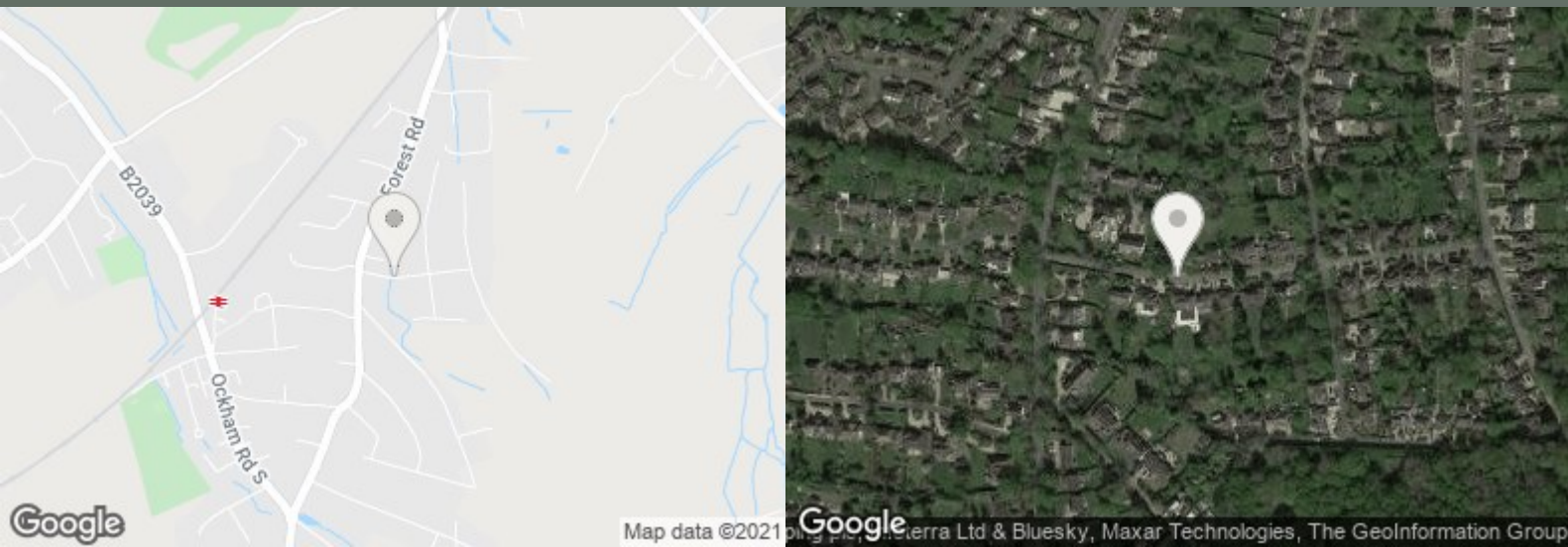


GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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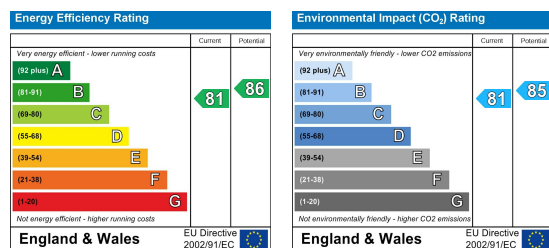
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From our office in East Horsley continue along Ockham Road South and turn left into Forest Road. Turn right into Nightingale Road and Campanulas can be found on the right hand side.

EPC RATING

81



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.

