

# Wills & Smerdon



## Lynx Hill Cottage Lynx Hill East Horsley, Surrey KT24 5AX **£1,695 PCM Unfurnished**

We are delighted to offer this charming 1861 built “Lovelace” Estate home, which has in recent years undergone updating to both the kitchen and bathroom, yet still retains a wealth of period features. The accommodation comprises: Entrance hall, sitting room with open fire, family room with doors to garden, dining room giving access to kitchen and spacious downstairs bathroom, with bath and separate shower cubicle. From the sitting room, turning stairs lead to the first floor with one double bedroom and one large single 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. Pets by negotiation.

- Character cottage
- Three reception rooms
- Large garden
- Pets by negotiation
- Available 13th August
- Spacious kitchen
- Two upstairs bedrooms
- Off street parking
- Convenient village location

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

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**Ground Floor** **First Floor**

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) www.bagshawandhardy.com © 2016



Energy Efficiency Rating	
Current	Potential
	85
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	50
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	42
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	42
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

**WHAT NEXT?**  
 For further information on the renting process please see our Step by Step guide on our website: [www.willsandsmerdon.co.uk](http://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.

