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2 Paragon Cottages Back Lane
East Clandon, GU4 7SA
£1,750 PCM Unfurnished

Situated in the heart of East Clandon village, we are delighted to offer for let this charming one - two bedroom cottage. The accommodation comprises: living room with decorative fireplace; second reception room or bedroom; refitted downstairs shower room; newly fitted kitchen with appliances; upstairs, double aspect bedroom with ensuite bathroom with shower over the bath; lovely gardens leading to gravelled parking area at the rear of the cottage; LPG heating; EPC rating E/52; Council tax band E. Back Lane is situated in picturesque village of East Clandon and is located between Guildford and Leatherhead. The village has the popular Queen's Head pub, Village Hall, 12th century Church of St Thomas of Canterbury, residents' recreation ground and tennis court, and National Trust house, Hatchlands Park all just a stone's throw away. The neighbouring villages of Ripley and East/West Horsley provide for restaurants, coffee shops and groceries. The surrounding countryside is ideal for walking, cycling and riding. Guildford and Woking are about 5 and 7 miles away offering excellent shopping, leisure and recreational facilities, plus train services to London/Waterloo from Clandon and Woking Stations. What3words: logo.label.manliness

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

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Scan the QR code for the Material Information

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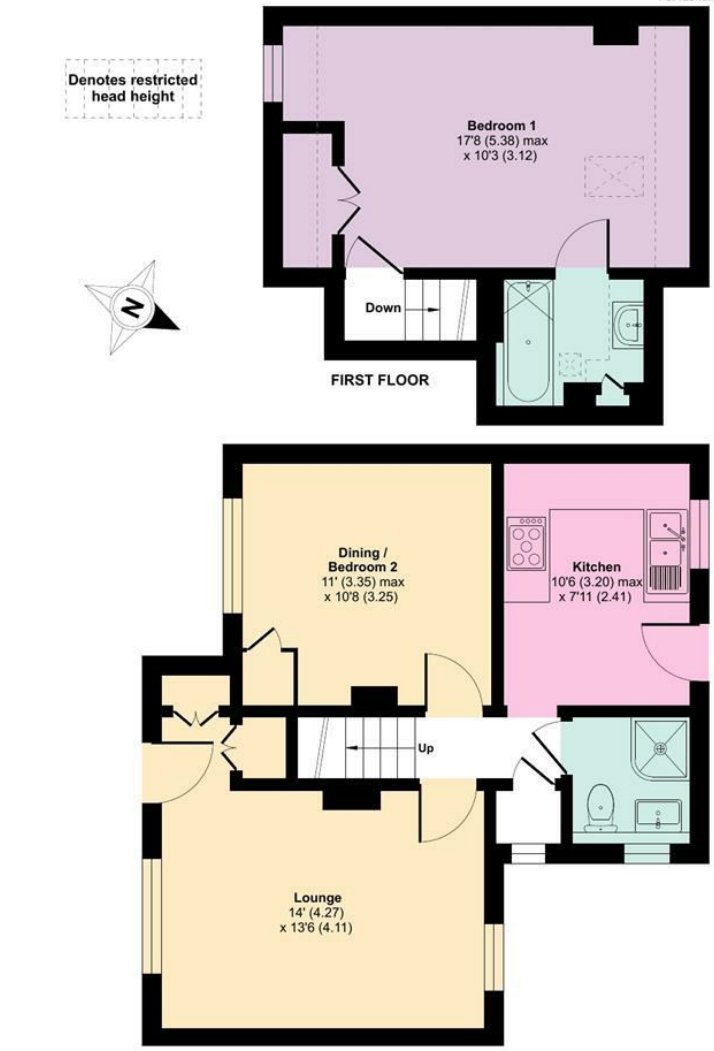
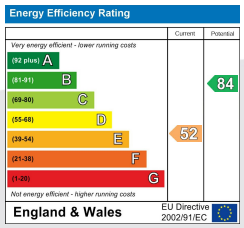
Approximate Area = 667 sq ft / 61.9 sq m
Limited Use Area(s) = 42 sq ft / 3.9 sq m
Total = 709 sq ft / 65.8 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Wills and Smerdon. REF: 1007913



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