

Beech Avenue, Effingham, Surrey KT24



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As you step inside, you're greeted by an abundance of space across four generous reception rooms, each meticulously designed to cater to various needs and occasions. Whether entertaining guests in the grand living area or seeking solace in the cosy family room, this home effortlessly accommodates every lifestyle. Featuring four well-appointed bedrooms and two luxurious bathrooms, including an en-suite master bath, comfort and style prevail throughout. Wake up to breathtaking views from the bedrooms that overlook the lush greenery of the 17th hole of the prestigious Effingham golf course.









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Guide price: £5,000 per calendar month

Tenancy available from: 6th December 2023

Minimum length of tenancy: 12 months

Deposit: £6,923.07

Local authority: Guildford Borough Council

Council tax band: H





















This immaculately presented family house is conveniently situated within a short distance of both Effingham and East Horsley villages, with their local shops and amenities. The towns of Cobham and Guildford are nearby and provide a wider selection of high street names and department stores. The A3 is a short drive giving access to central London, the M25, Heathrow and Gatwick airports. Schooling in the area is superb and includes St Teresa's which is within a short drive, the Raleigh, Cranmore School, Howard of Effingham School and Glenesk School.



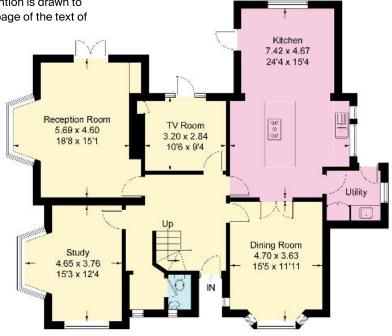


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Approximate Gross Internal Area = 223.8 sq m / 2409 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





First Floor

Knight Frank

Elmbridge Lettings Team

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Ground Floor

Esher **Jamie Vass**KT10 9RL 01372 239979

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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST), and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST) and from the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantion above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed to his information in the property (and not fixed to the property) delonging to the annoting submitted. If we are informed to the information in the pro

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