

# MANNERS

## RESIDENTIAL

3 Bedroom House for Rent - £1,500 per month

Manor Farm Cottages, Carthouse Lane, Horsell, Surrey, GU21 4XT



### KEY FEATURES

- SEMI-RURAL POSITION • THREE BEDROOM SEMI DETACHED • MODERN KITCHEN • MODERN BATHROOM • OPEN FIREPLACE • EXTENSIVE GARDENS • GARAGE AND DRIVEWAY • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E42

## Description

Located in an enviable semi rural position between Horsell and Chobham, this three bedroom semi detached house features a modern kitchen and bathroom, extensive gardens, a detached garage and driveway.

The accommodation, which is presented in neutral tones throughout comprises: Entrance hall, living room with open fireplace and patio doors, a large kitchen/breakfast room with appliances including dishwasher, modern bathroom suite with shower, stairs to first floor landing, three bedrooms, upstairs cloakroom, neutral carpets and curtains, fresh neutral decor, double glazing, electric radiator heating, driveway, garage, extensive gardens to front, side and rear.

NB. This property is not on mains drainage.

**Additional Information:** These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit of one weeks' rent is required upon making an Application For Tenancy which can be put towards the first month's rent, which will become payable upon signing the tenancy agreement. Should your Landlord accept a request to keep pets at the property, an additional monthly rent payment may be required. Upon request, further written information will be provided by the Agent.

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.

