

MANNERS

RESIDENTIAL

3 Bedroom House for Rent - £1,650 per month

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

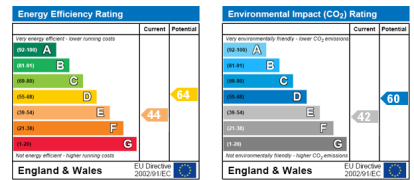


KEY FEATURES

- SEMI DETACHED HOUSE • LIVING ROOM • SEPARATE KITCHEN/BREAKFAST ROOM • THREE BEDROOMS • THREE PIECE BATHROOM PLUS DOWNSTAIRS WC • WRAP AROUND GARDENS • ALLOCATED PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E44 / COUNCIL TAX BAND:- D

Description

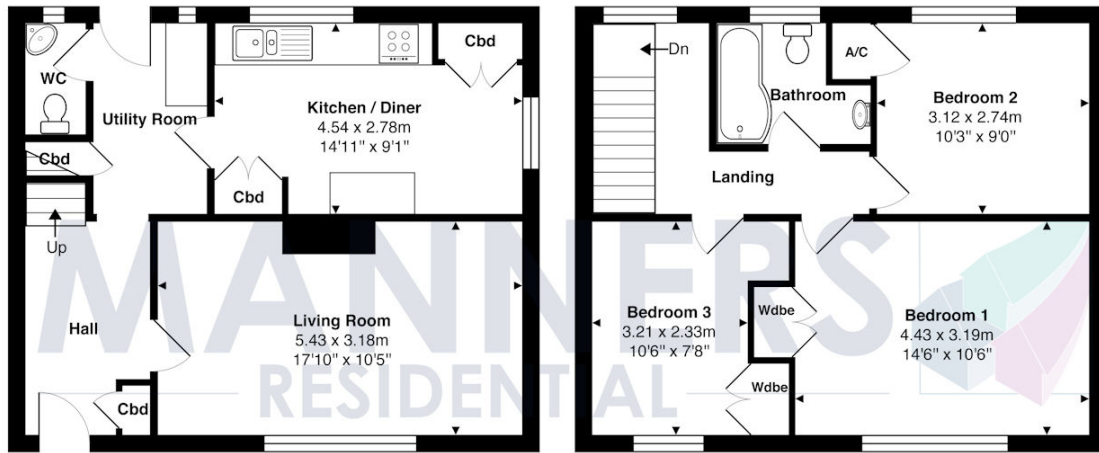
This enviably positioned semi detached house is located in a rural position between Horsell and Chobham, enjoys a large wrap around garden and comes with two allocated parking spaces.



The accommodation comprises: entrance hall, large reception room, large refitted kitchen/breakfast room with appliances including dishwasher, downstairs cloakroom, landing, three generous bedrooms, three piece white bathroom suite with shower bath, double glazing, neutral décor and carpets, extensive wrap around gardens and allocated parking for two cars. 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.



Ground Floor
Approx. Gross Internal Area 44.7 m² ... 481 ft²

1st Floor
Approx. Gross Internal Area 44.7 m² ... 481 ft²



Total Approx. Gross Internal Area 89.4 m² ... 962 ft²

All measurements are approximate and for display purposes only. Not to scale.