

Mistys Field, Walton-On-Thames

Monthly Rental Of £2,500

3 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to offer for rent this detached, double fronted home located in a quiet cul-de-sac within the popular Mistys Field. The property comprises of an entrance hall with a ground floor W.C., a bright triple-aspect living room with sliding patio doors opening onto well maintained and much loved rear garden, a separate front-aspect dining room currently being used as an office and a fitted kitchen with all appliances as well as a door leading to the rear garden. Upstairs, there are three great size bedrooms all with built-in wardrobes. The main bedroom benefits from an en-suite shower room, and there is also a generously sized family bathroom. Outside, to the front there is a driveway designed to provide off-street parking for two cars. The rear garden is bright and attractive mostly laid to lawn with a patio area ideal for entertaining. Available from 5th July and EPC Rating C

Detached, double fronted home

Three Great Size Bedrooms

Main Bedroom with En-Suite

Triple aspect living room

Quiet cul-de-sac

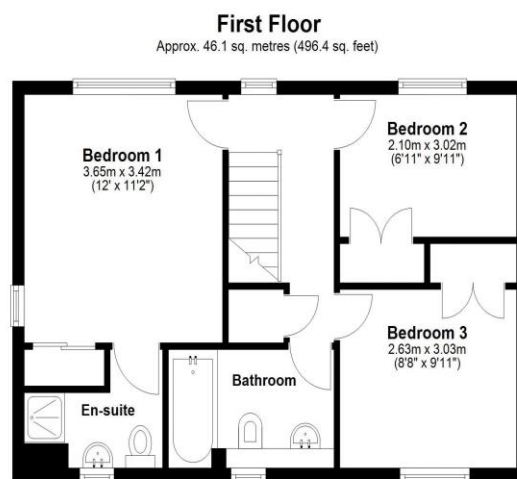
Beautiful Private Garden

Mistys Field, Walton-On-Thames

Monthly Rental Of £2,500

3 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Total area: approx. 72.5 sq. metres (780.0 sq. feet)

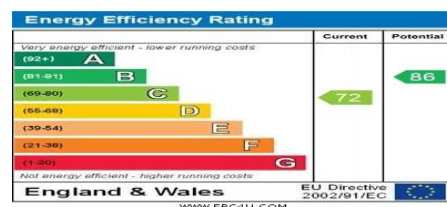
Please note that this floorplan is provided "as is" without any warranty of any kind. We make no guarantees regarding the accuracy of dimensions or the overall quality of the layout.

Tenure:

Council Tax: F

Local Authority: Elmbridge Borough Council

EPC Rating: C



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.