

TERRA COTTA

Independent Estate Agents

Parkside, Park Road, Albury, Surrey GU5 9DF



A spacious & immaculately presented 4 bedroom, 3 large reception room, 2 bath character semi with a superbly landscaped 1/2 acre garden & stunning self-contained outbuilding in the sought after Albury Heath/Little London area. Accommodation comprises an entrance hall with storage & wc, a sitting room with log burner & a large dual aspect dining room/conservatory with bi-fold doors leading out to the patio & rear garden. Further double doors lead through to a superbly fitted kitchen/breakfast room with Aga & electric oven, & there is a further snug with log burner. Upstairs offers a double bedroom with fitted wardrobes & an ensuite shower room, 2 double bedrooms, a 4th bedroom with bunk beds & a superbly fitted family bathroom with bath & separate shower cubicle. Outside the front garden provides an area of off-street parking for numerous cars & leads to a garage to the side, & to the rear an extensive patio leads to the large, beautifully landscaped garden with greenhouse & climbing frame. There is a recently constructed self-contained annexe part way down the garden with sitting area, kitchenette, pull down bed, a shower room & bi-fold doors leading to the garden. Both the main house & annexe benefit from a fast WiFi connection. There is a large field to the rear of the garden also included as part of the rental which offers further parking if required. Located within circa 1 mile of both Shere & Albury villages, providing easy access to the A25, Guildford, Dorking & Cranleigh. Must be seen !

Directions :

From our office in Shere, proceed over the stream, past the pubs & along Shere Lane towards Ewhurst. At the top of the hill & before you go over the railway bridge, turn right towards Albury & Farley Green. Follow the road round to the right into Park Road, where you will find Parkside on your left hand side (a few houses before Heath Lane).

Price £4,700 pcm Fully furnished to include broadband & a gardener

Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House,

Middle Street, Shere, Surrey GU5 9HF

Tel: 01483 205150 – Registered No: 03516147



Please call 01483 205150 to arrange a viewing



COUNCIL TAX BAND - G

WHAT ARE THE COSTS IF I WANT TO PROCEED ?

Before a property can be taken off the market you must provide a Holding Deposit of the equivalent of 1 week of the agreed rent. This is NOT refundable if you fail your right to rent check, but fully deductible from the balance of the Security Deposit (an additional 4 Weeks' Rent) which is due on the signing of the Tenancy Agreement. The total Security Deposit due is 5 Weeks' Rent. You will then need to pay in cleared funds by the start date :- One Months' Rent (payable in Advance for the duration of the tenancy).

Example at £1500 pcm: £346.15 Holding Deposit due immediately then a further £1384.60 on signing of the Tenancy Agreement (so £1730.75 Security Deposit in total)

On Start Date : £1500 Rent

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		
			81 B

Whilst every care has been taken in preparing these particulars, details have been provided by the Landlord/Head Agent. Terra Cotta cannot be held responsible for any misstatement, error or omission.