



THE GARDENS, OLD LANE KT11
£4,500 PER MONTH AVAILABLE 29/02/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

The Gardens, Old Lane KT11

£4,500 Per Month
Unfurnished

 **4 Bedrooms**
 **2 Bathrooms**
 **3 Receptions**

Features

- Four bedrooms, - Two reception rooms, - Kitchen/dining room, - Main bedroom with dressing room, - Two bathrooms, - Private garden & Stable block, - Driveway & carport, - Council tax band F

Council Tax

Council Tax Band F

Hamptons

51 High Street
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{ CHARACTER PROPERTY

The Property

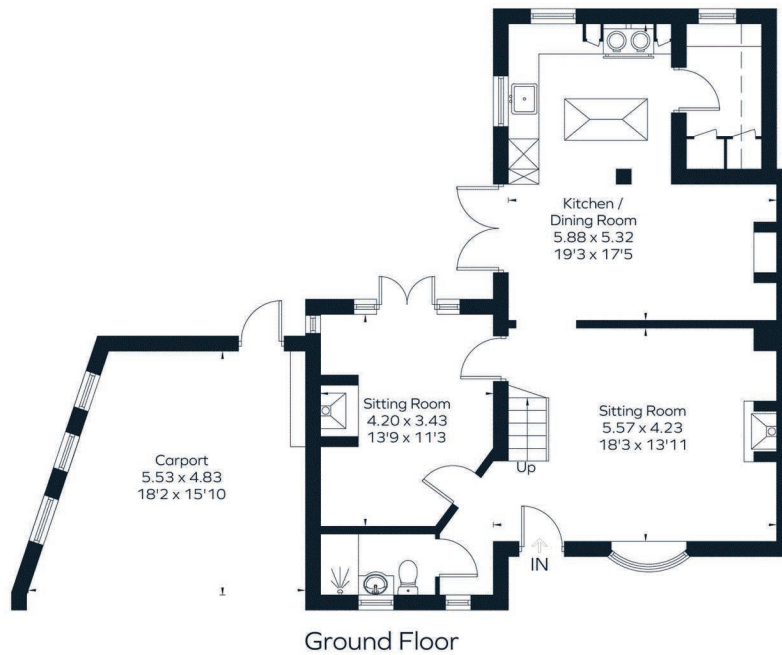
This well-presented home benefits from accommodation over three floors; to the ground floor are two separate reception rooms one of which has doors opening on the garden, open-plan kitchen/dining room also with access to the garden and a downstairs shower-room. To the first floor is the main with walk-in dressing room, two further bedrooms, the main bathroom and access to the second floor where there is a double bedroom with en-suite cloakroom.

Outside

To the rear of the property is a private and established garden, to the front is the driveway providing off street parking for several vehicles with the carport adjust to the house.



Approximate Area = 167.3 sq m / 1801 sq ft
 (Excluding Carport)
 Outbuildings = 76.5 sq m / 823 sq ft
 Total = 243.8 sq m / 2624 sq ft
 Including Limited Use Area (17.8 sq m / 191 sq ft)



Ground Floor

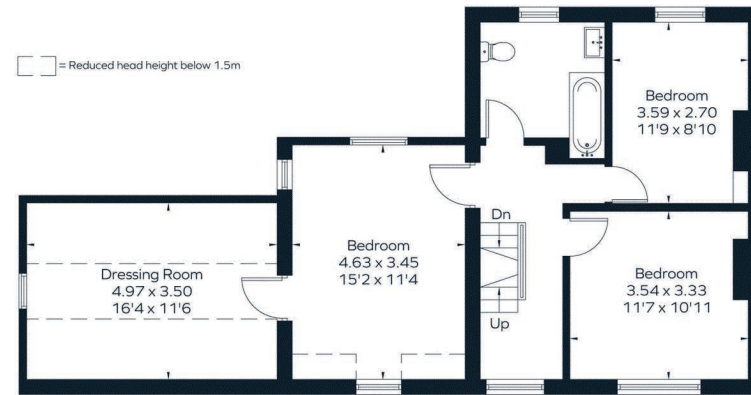
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 308906



Stables
 (Not Shown In Actual Location / Orientation)

Second Floor

= Reduced head height below 1.5m



First Floor

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

