



**MULBERRY WAY, ASHTEAD KT21**  
**£3,000 PER MONTH** AVAILABLE 06/09/2024

**Hamptons**



THE HOME EXPERTS



# { THE PARTICULARS

Mulberry Way, Ashted KT21

**£3,000 Per Month**  
**Unfurnished**

 **3 Bedrooms**  
 **2 Bathrooms**  
 **1 Reception**

## Features

- Three bedrooms, - Two bathrooms, -  
Kitchen/dining room, - Living room, -  
Downstairs cloak room, - Private garden, -  
Garage & parking, - Council tax band F

## Council Tax

Council Tax Band F

## Hamptons

51 High Street  
Esher, KT10 9RQ  
01372 466646  
esherlettingsoffice@hamptons-int.com  
www.hamptons.co.uk

# { MODERN FAMILY HOME

## The Property

To the ground floor the property features a bright living room with doors opening onto the rear garden. A bright and modern eat-in kitchen and downstairs cloakroom. To the first floor is the principle bedroom with built-in wardrobes and en-suite shower room. There are two further bedrooms; the second also comes with built-in wardrobes and there is the main bathroom.

## Outside

The private rear garden benefits from mature planting and trees, patio area and lawn with rear access and access to the garage which has power and lighting. To the front of the property is off-street parking and visitor parking.



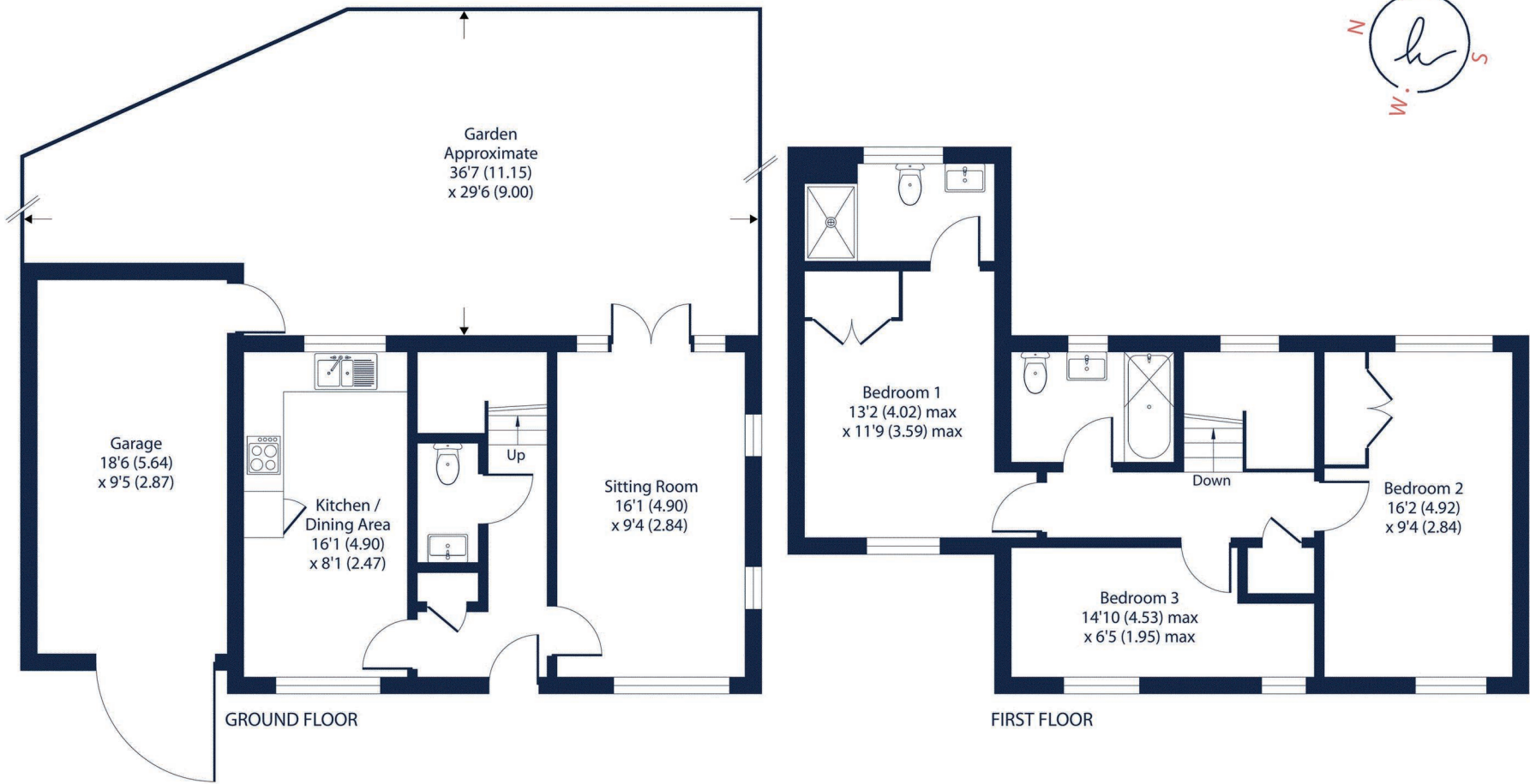
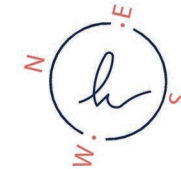
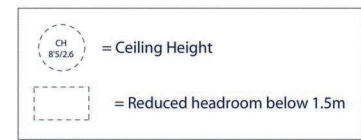
# Mulberry Way, KT21

Approximate Area = 980 sq ft / 91 sq m

Garage = 174 sq ft / 16.2 sq m

Total = 1154 sq ft / 107.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom2024. Produced for Hamptons. REF: 1154267

### 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.

