



**MULBERRY WAY, ASHTEAD KT21**  
**£2,750 PER MONTH** AVAILABLE NOW




**Hamptons**  
THE HOME EXPERTS



# { THE PARTICULARS

Mulberry Way, Ashted KT21

£2,750 Per Month  
Unfurnished

 3 Bedrooms  
 2 Bathrooms  
 1 Reception

## Features

- Three bedrooms, - Two bathrooms, -  
Kitchen/breakfast room, - Living room, -  
Enclosed garden, - Allocated parking, -  
Council tax band F

## Council Tax

Council Tax Band F

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# { MODERN FAMILY HOME

## The Property

This three bedroom home has recently been redecorated and re-carpeted. To the ground floor is a bright reception room and downstairs cloakroom and an open-plan kitchen/dining room with doors leading onto the rear garden. To the first floor is are two bedrooms and the main bathroom and stairs leading top floor/main bedroom. The main bedroom has a built-in wardrobes, en-suite shower room and doors leading onto the balcony over looking the green. Minimum household income required to pass referencing is £82,500 per annum.

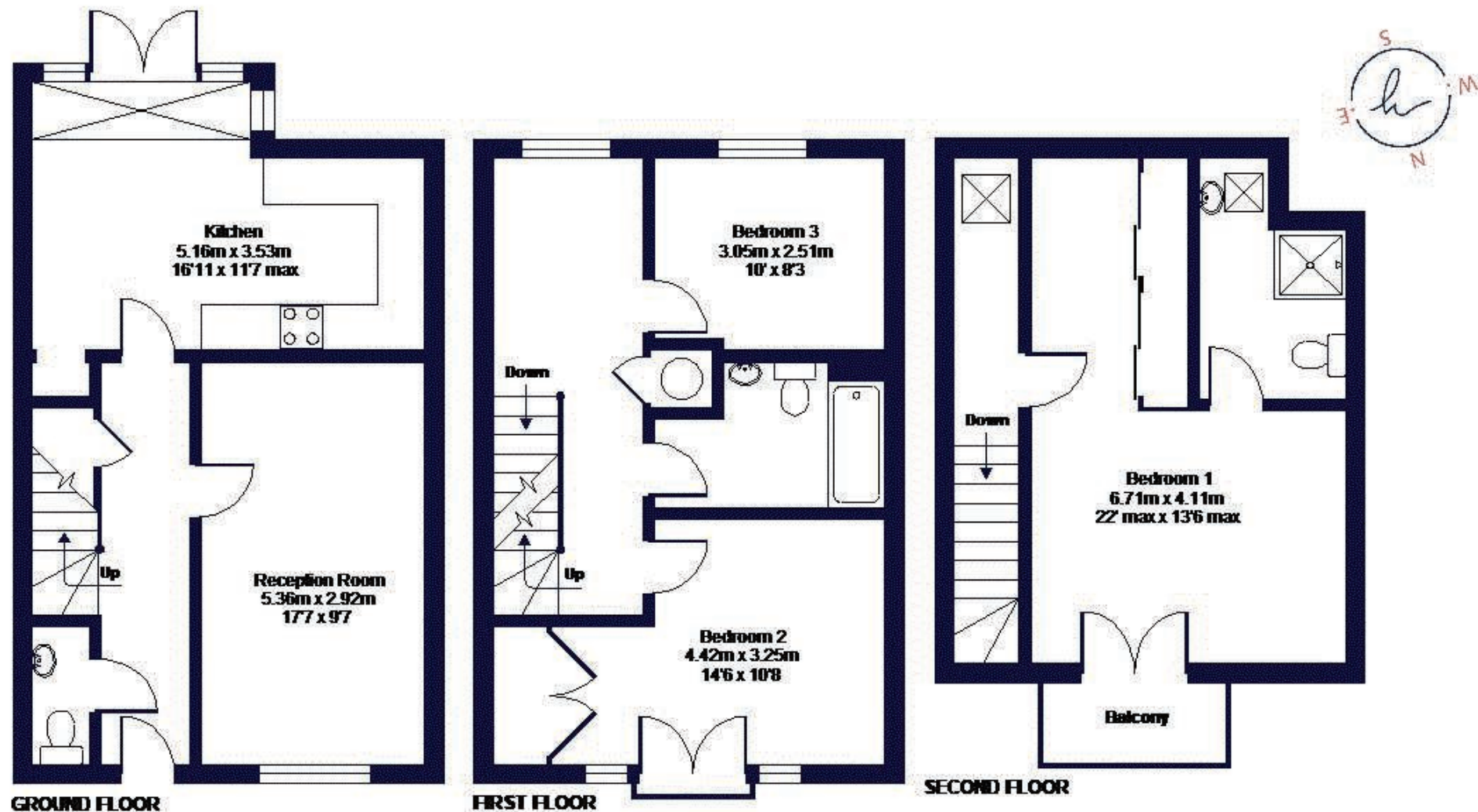
## Outside

There is an enclosed garden with side and rear access. To the front are views over the fields and cricket club. The allocated parking can be found to rear of the property and can be accessed from the rear garden.

## Location

Mulberry Way is located 1 mile from Ashted Railway Station which provides services to London Waterloo and London Victoria. Trains also run to Guildford and Dorking. Ashted Village shops are under a mile away. The M25 J9 (Leatherhead) is 1.6 miles and London's Heathrow and Gatwick airports are also easily accessible. Ashted and the surrounding area is popular with families and commuters alike, due to the number of schools both private and state, including Downsends School which is particularly popular as is the City of London Freeman's school.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for information only and should not be relied on as a basis of valuation.

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#### 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.

Energy Efficiency Rating		
	Current	Potential
Most energy efficient - lowest running costs		
A		
B		
C		
D		
E		
F		
G		
Least energy efficient - highest running costs		
70	78	
England & Wales	EU Directive 2002/91/EC	



