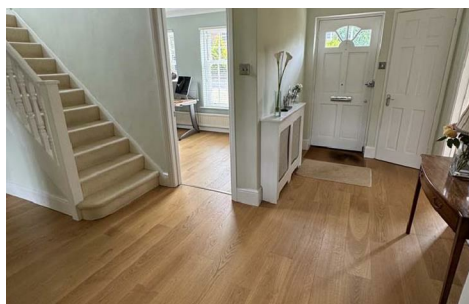


Devonshire Drive,
Camberley, GU15 3UB

£4,500 Per Month



Available Immediately

Luff Associates are proud to offer this four double bedroom detached family home at the end of a quiet cul-de-sac, on a beautiful plot offering four reception rooms including a large conservatory with underfloor heating. Property situated on one of Camberley's most prestigious roads close to Camberley Town Centre with local amenities, access to M3 and popular schools.

Triple aspect lounge, separate dining room and further family room or additional bedroom. Fully fitted kitchen breakfast room, utility room, double garage, private driveway parking and attractive front and rear garden, beautifully designed with seating areas and stunning plants and fruit trees. Upstairs are 4 double bedrooms, family bathroom and en-suite bathroom to principle bedroom. All presented immaculately. Landlord will consider short or long term let.

Unfurnished/furnished

Pets considered

Council Tax Band G £4078.60pm

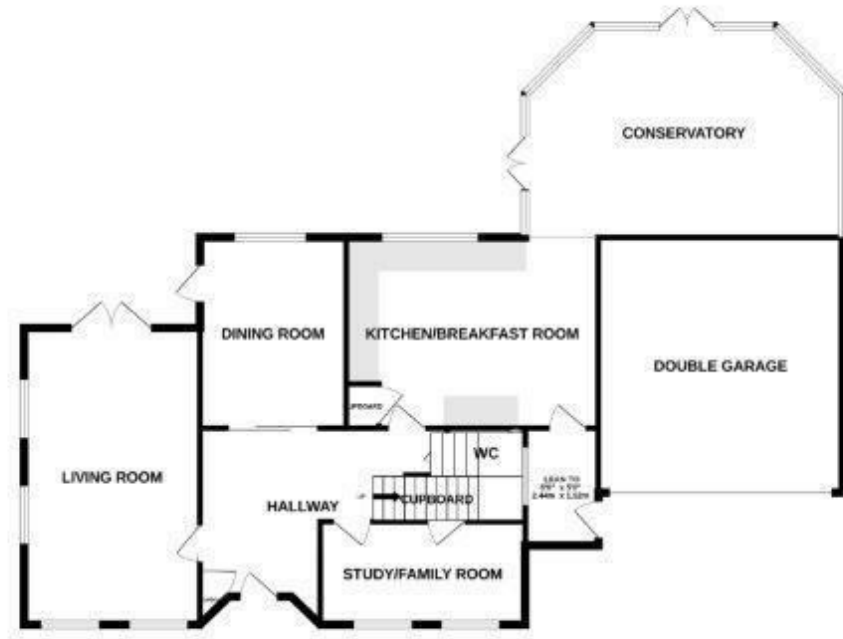
Disclaimer; Council Tax charges change annually

- Four double bedrooms
- Unfurnished or Furnished
- Short or Long term let
- Four reception rooms
- Pets will be considered
- Stunning gardens
- Gardener included
- Fully managed property
- large conservatory
- Immaculate



1a Guildford Road, Frimley Green, Camberley, Surrey, GU16 6NL
Tel: 01252 834949 admin@luff-associates.com www.luff-associates.com

GROUND FLOOR
1500 sq.ft. (139.3 sq.m.) approx.



1ST FLOOR
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA: 2327 sq.ft. (216.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2005

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



In partnership with
LUFF & WILKIN
sales 01252 838 899

Disclaimer: The Rent advertised does not include the Tenancy Deposit or any fee's or charges which are payable. Further information can be obtained from the agent or at the point of viewing. These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract Luff Associates Ltd have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only and all photographs show parts of the property as they were at the time they were taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant sent has been obtained