



HIGH STREET ROWLEDGE GU10
£3,250 PER MONTH AVAILABLE 01/07/2024



Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

High Street Rowledge GU10

£3,250 Per Month
Unfurnished

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

Features

- Three Bedrooms, - Village Location, -
Three Reception Rooms, - Open-plan
kitchen/dining room, - Garden, - Garage, -
Council Tax Band F

Council Tax

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Hamptons

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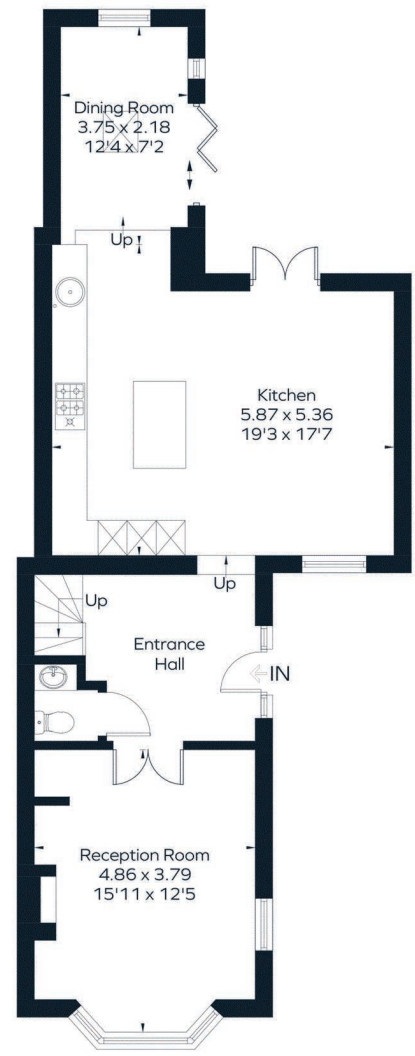
{ A CHARMING 3 BEDROOM SEMI-DETACHED HOUSE IN ROWLEDGE

The Property

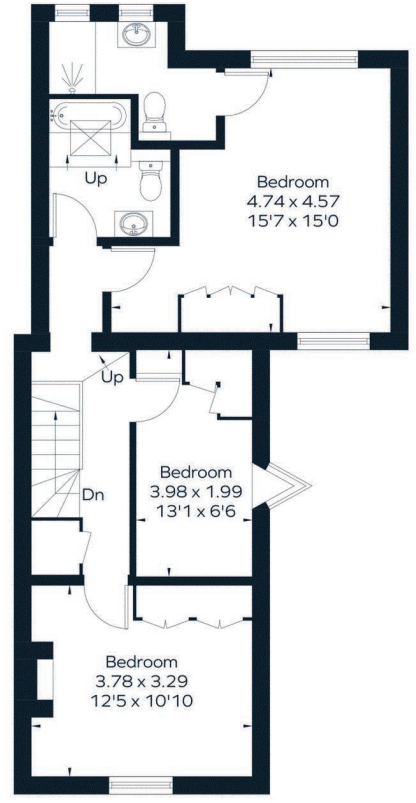
This lovely three bedroom semi-detached house has been suitably renovated throughout to provide a fantastic family home. As you enter from the side, you are greeted into a spacious entrance hall which leads into the kitchen area which is arguably the heart of the home. Here you will find a modern kitchen with built-in appliances and a centre-island which is great for socialising. This room also has a separate seating area and dining room to the rear. The ground floor also encompasses the main reception room which benefits from an open-fire and modern fitted shutters. Upstairs, you will find three bedrooms with the principle bedroom offering an ensuite bathroom with fitted power shower. This property benefits also from a separate utility room, office and garage which is ideal for storage. Off-street parking is also available for 2 cars.



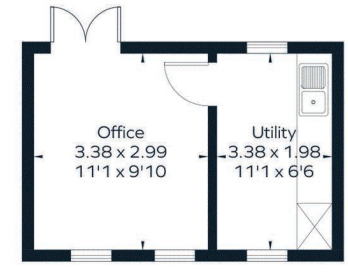
Approximate Floor Area = 124.0 sq m / 1335 sq ft
 Office / Utility = 17.3 sq m / 186 sq ft
 Garage = 29.6 sq m / 319 sq ft
 Total = 170.9 sq m / 1840 sq ft



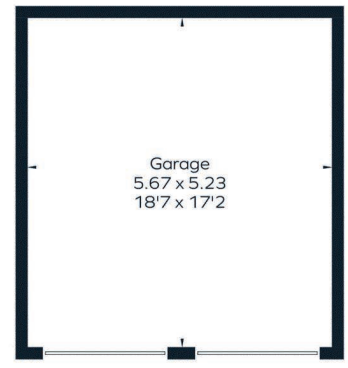
Ground Floor



First Floor



Raised Ground Floor
 (Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)
 Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69779

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
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		
		73	84
<small>For more information on energy ratings visit www.gov.uk/government/organisations/energy-efficiency</small>		<small>EU Directive 2002/91/EC</small>	
England & Wales			

