



STANDFORD LANE BORDON GU35
£3,300 PER MONTH AVAILABLE 13/11/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Standford Lane Bordon GU35

£3,300 Per Month
Furnished

 **3 Bedrooms**
 **1 Bathroom**
 **3 Receptions**

Features

- SHORT LET, - Utilities and Council Tax included, - Video Tour available on request, - 3 bedroom detached cottage, - 3 reception rooms, - 2 Bathrooms, - Private lawn garden, - Off-street parking

Council Tax

Council Tax Band H

Hamptons

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{ A DELIGHTFUL 3 BEDROOM SHORT LET COTTAGE IN STANDFORD

The Property

A delightful detached 3 bedroom cottage in Stanford. The property is approached via a beautiful driveway, shared only with the main house. The cottage itself benefits from its own off-street parking. The main entrance opens into the charming kitchen, featuring ample storage and exposed stone wall. Adjacent to the kitchen is the first reception room, ideal as a dining space, as well as a downstairs WC and utility area. There are two further reception rooms on the ground floor, with one established as a lounge area with a wood burning stove, and the other left open to usage, possibly as a spacious home office space. To the first floor are three well-proportioned bedrooms, all offering generous size and storage solutions. The family bathroom is finished to a pleasing contemporary standard. The property benefits from its own private outside space in the form of a lovely lawn garden. Council Tax and utility bills are included within the rental price, and the property is available on a furnished basis. A video tour is available on request.

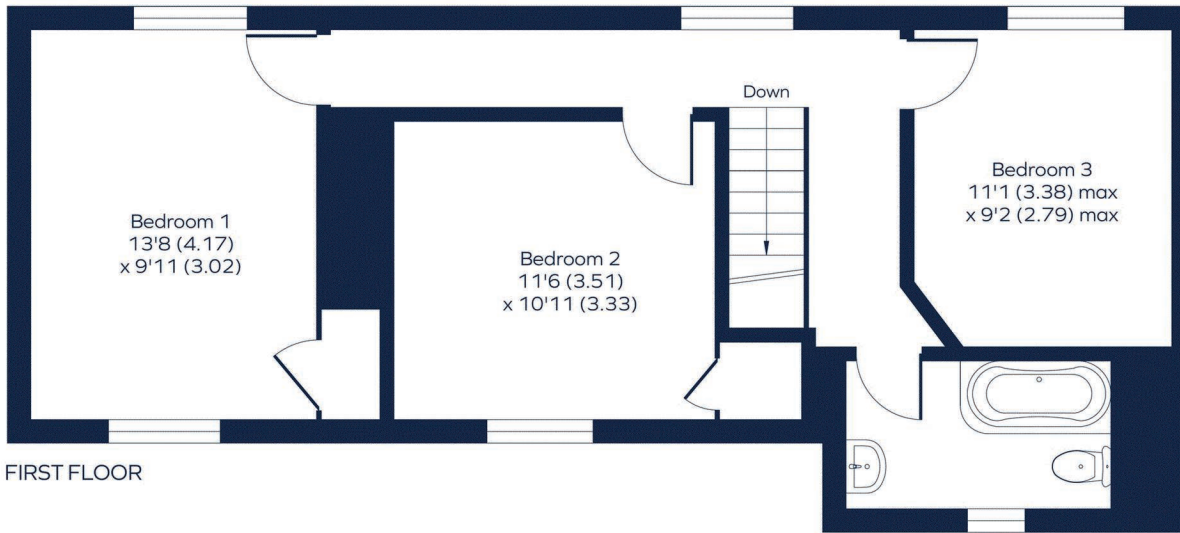


Standford Lane, Stanford, Bordon, GU35

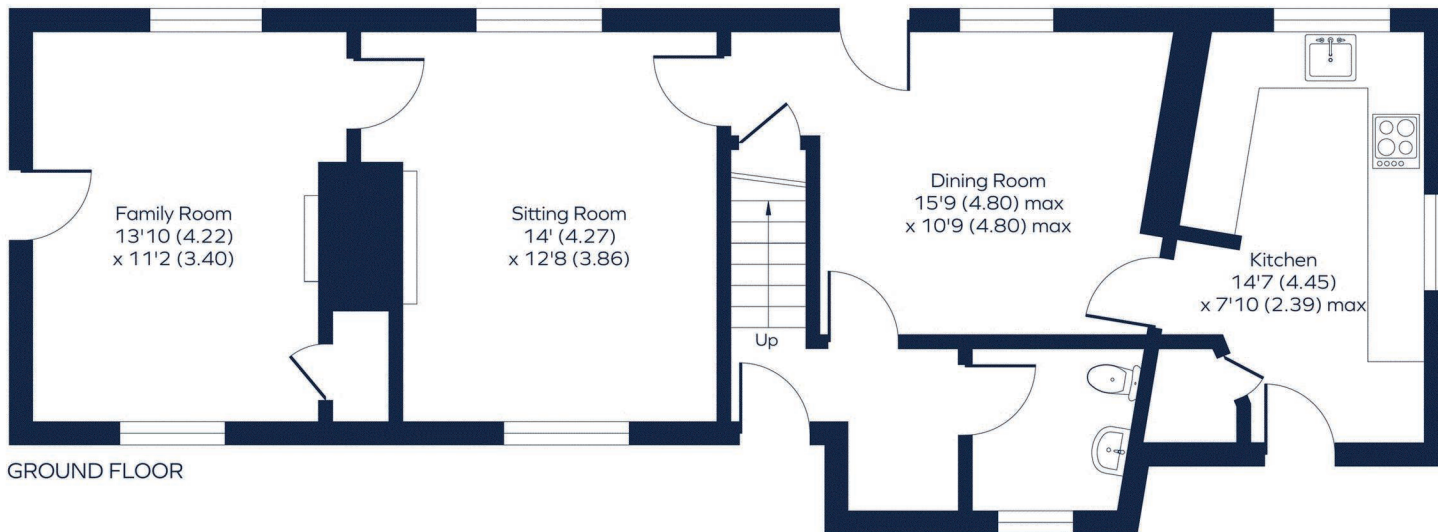
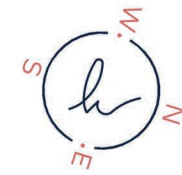
Approximate Area = 1322 sq ft / 122.8 sq m

For identification only - Not to scale

CH 8'5/2.6 = Ceiling Height
 [Dashed Box] = Reduced headroom below 1.5m



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hamptons. REF: 1040591

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	37	
Band G	1-20		66

EU Directive 2002/91/EC
 England & Wales

