

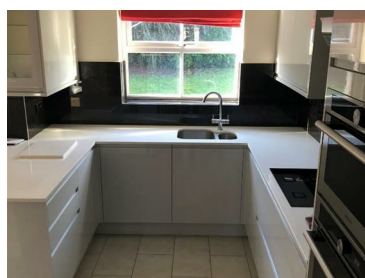


Spinney Oak, Ottershaw, KT16 0GD

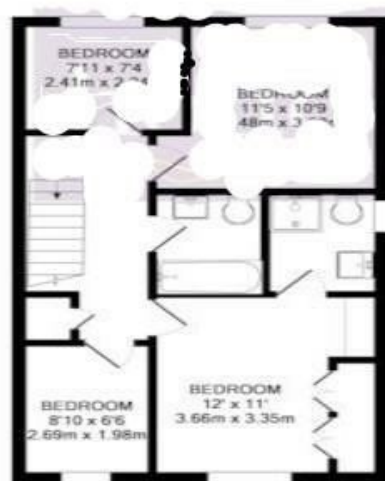
£2,500



Green and Parry are delighted to bring this charming 4 bed property to the rental market, Located in a wonderful gated development overlooking a central green is this detached home. The property is very well maintained and presented well throughout with the kitchen being newly fitted, the ground floor benefits of a front aspect living room which leads to the dining room overlooking the garden. There is a rear aspect kitchen which is perfect for everyday family life with a utility room and breakfast room again opening on to the rear garden. A wc completes the ground floor accommodation. The first floor has four bedrooms and family bathroom, the master bedroom benefits from an en-suite shower room. Viewings highly recommended. Available end of October 2022.



Floor Plan



1ST FLOOR
 APPROX. FLOOR AREA: 517 SQ. FT. (48.0 SQ. M.)
 TOTAL APPROX. FLOOR AREA: 1148 SQ. FT. (106.6 SQ. M.)
 Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors 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 Metreage 5/2017

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		73	84
	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.