



WEBB ROAD WITLEY GU8
£3,500 PER MONTH AVAILABLE NOW




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Webb Road Witley GU8

£3,500 Per Month
Unfurnished

 5 Bedrooms
 3 Bathrooms
 3 Receptions

Features

Detached, 5 Bedrooms, 2 En suites, Family Bathroom, Garden, Garage, Council Tax Band G

Council Tax

Council Tax Band G

Hamptons
194 High St
Guildford, GU1 3HZ
01483 577 577
GuildfordLettings@hamptons-int.com
www.hamptons.co.uk

{ A WONDERFUL 5 BEDROOM FAMILY HOME IN A LOVELY POSITION. EPC D

The Property

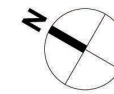
A fantastic 5 bedroom family home, located on the cusp of Witley Common. The property features neutral décor and has been recently redecorated by the current owners. The property offers wonderful accommodation and provides excellent family and entertaining space. The property stands in a wonderful position. There is off street parking, double garage and a garden.

Location

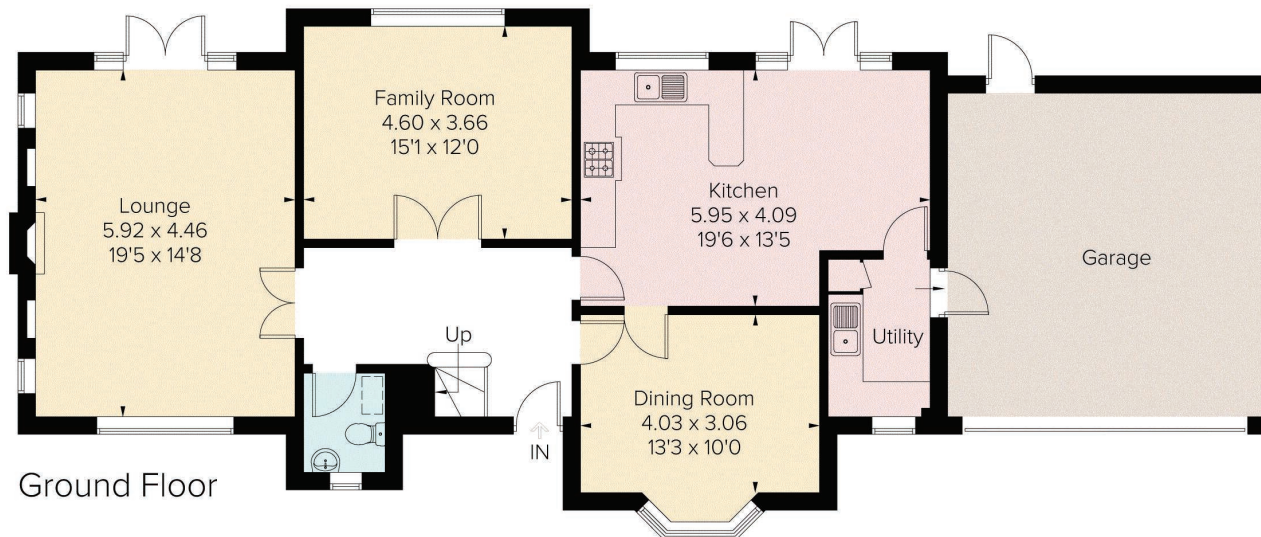
Witley village is surrounded by wonderful countryside, ideal for walking, cycling and riding. Milford Station provides access into Waterloo, and there are excellent links to the A3 which links to the M25 and London's airports. In the village, there is a newsagent and general store/wine merchants in the village, as well as a doctors and dentist surgery and 2 historic village inns. There are a number of shops covering day-to-day needs in Milford village including the renowned Farm Shop, Tesco Express, a chemist and fresh fish shop. For more comprehensive shopping Godalming's picturesque and historic town centre offers restaurants, individual shops and superstores. There is an excellent selection of schools in the area both in the public and private sectors.



Approximate Area = 202.4 sq m / 2179 sq ft (Excluding Garage)
Including Limited Use Area (0.6 sq m / 6 sq ft)



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) fourwalls-group.com 249010

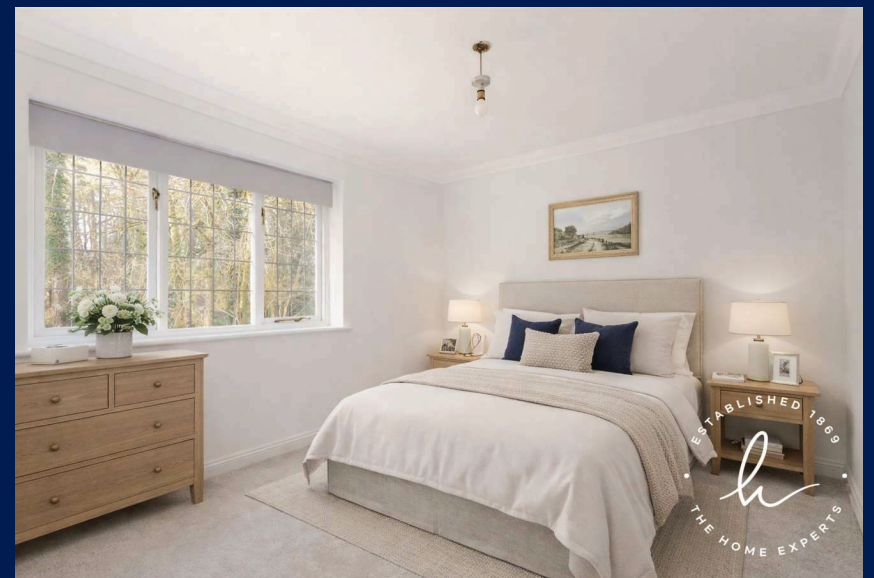
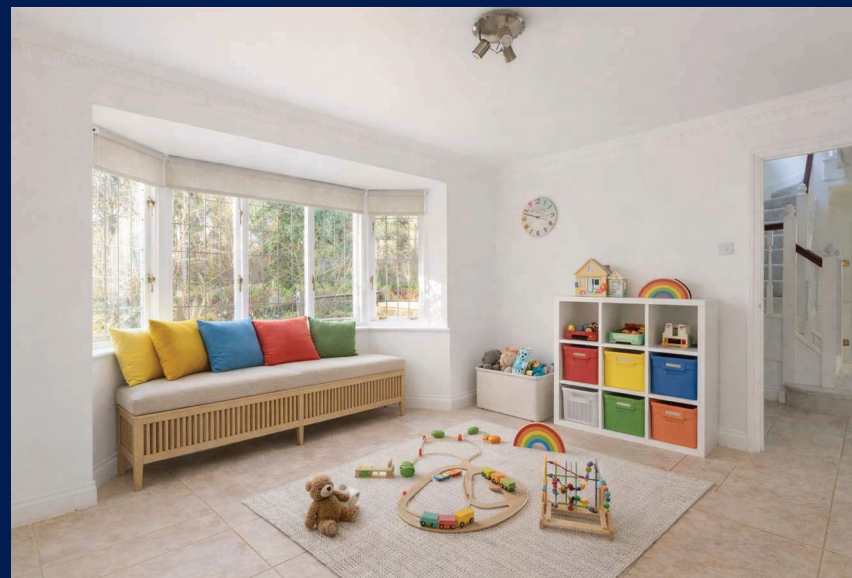
For Clarification

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
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E	60	
	F		76
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC



ESTABLISHED 1869
THE HOME EXPERTS