



**3 Highfield Grange,
Peaslake, Surrey GU5 9DT
Price £2,700 pcm Unfurnished**

TERRA COTTA
Independent Estate Agents

PROPERTY DESCRIPTION

A recently constructed 4 bed, 3 bath semi-detached family home with a good size garden & views within 1/3 mile of the centre of the highly desirable village of Peaslake. Ground floor accommodation comprises a spacious entrance hall with wc, a good size kitchen/breakfast room with an excellent range of fitted units to include an integrated oven, microwave & full size dishwasher, gas hob & a wine fridge. There's a separate utility room with washer/dryer, sink, storage cupboards & door to side passage & garden. To the rear a superb dual aspect sitting room with feature log burner & bi-fold doors leads out to the patio & rear garden. The 1st floor offers a large double bedroom with fitted wardrobes & ensuite shower room, a 2nd double bedroom with fitted wardrobes, a 4th single bedroom/dressing room & a family bathroom with bath & wall-mounted shower. The 2nd floor boasts a further double bedroom set into the eaves & a bathroom. To the front of the property there's a private driveway providing off-street parking for 2 cars. The rear garden includes paved patio areas & a good size lawned garden. This property offers excellent accommodation, a great location & efficient & low cost utilities. Must be seen. Please note the photos are of No. 4, No. 3 is a mirror image with the same dimensions (but without the Summerhouse).

DIRECTIONS

From our office in Shere, head south (away from the A25) on Middle Street, past the pubs & into Shere Lane. At the top of the hill continue over the railway bridge then immediately left into Hook Lane. Continue straight on into Burrows Cross then Pursers Lane towards Peaslake village. Once you have passed the 2nd Hoe Lane turning on your left, turn right immediately after the 30 mph sign into Highfield Grange, where you will find No. 3.

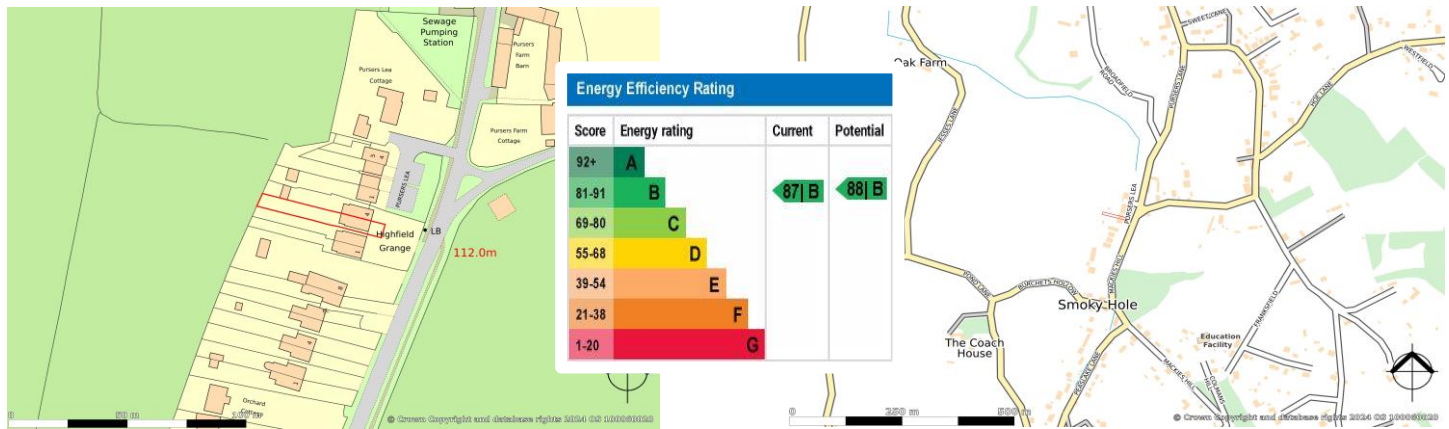
Council Tax - Band F £3778.87 per annum. All Mains Services

WHAT ARE THE COSTS IF I WANT TO PROCEED?

Before a property can be taken off the market you must provide a Holding Deposit of the equivalent of 1 week of the agreed rent. This is NOT refundable if you fail your right to rent check, but fully deductible from the balance of the Security Deposit (an additional 4 Weeks' Rent) which is due on the signing of the Tenancy Agreement. The total Security Deposit due is 5 Weeks' Rent. You will then need to pay in cleared funds by the start date :- One Months' Rent (payable in Advance for the duration of the tenancy).

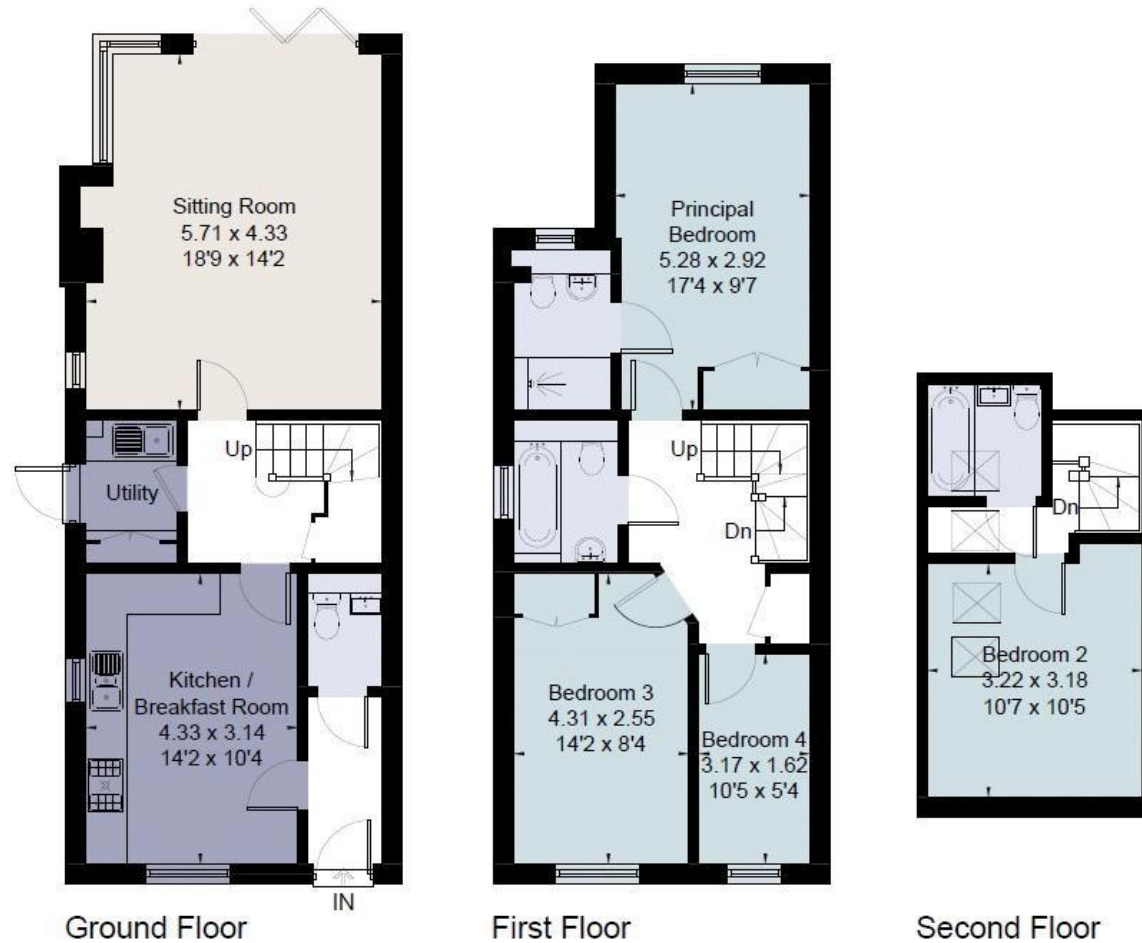
Example at £1500 pcm: £346.15 Holding Deposit due immediately then a further £1384.60 on signing of the Tenancy Agreement (so £1730.75 Security Deposit in total) On Start Date : £1500 Rent





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Approximate Floor Area = 1307 sq ft / 121.4 sq m



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Terra Cotta (Estate Agents) Ltd

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Opening Hours

Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm