

Property reference HO8602



Holly Cottage, New Road, Esher, KT10 9PG



A delightful three/four bedroom detached property within a popular private road just a short distance from Esher High Street with its cosmopolitan local shops and excellent choice of many restaurants.

Available for rent **£2,995** *per calendar month*



Esher office +44 (0) 1372 464474

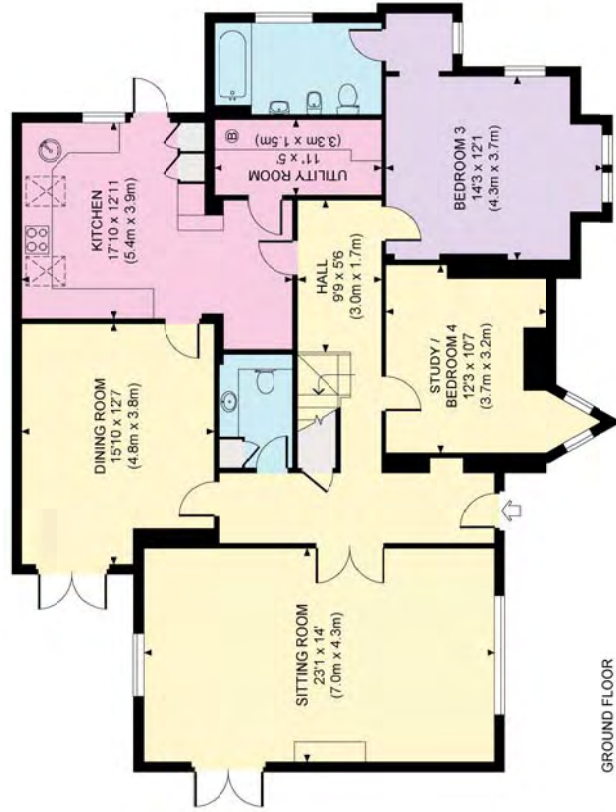
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A delightful three/four bedroom detached property within a popular private road just a short distance from Esher High Street with its cosmopolitan local shops and excellent choice of many restaurants. This lovely property is full of charm and offers adaptable accommodation as there is a bedroom with en-suite bathroom on the ground floor which may be used as a further reception room. Currently the house is arranged as; three bedrooms, two bathrooms, two receptions and a study. Further accommodation includes; modern fitted kitchen with separate utility room, downstairs w.c. Hallway. Featuring a beautiful lawned South facing garden therefore, benefits from excellent light throughout the day and is a warm sun trap in the summer months. There is a smaller courtyard garden to the side which is ideal for alfresco dining. The double garage and gravel driveway offers additional parking for several cars. The towns of Kingston upon Thames and Guildford nearby which provide a wider selection of high street names. Esher's mainline station which provides a regular service to London Waterloo is also close by making this an excellent commuter location. Schooling in the area is superb in both the private and state sectors. EPC rating F





Approximate Gross Internal Area
2041 sq ft / 189.6 sq m
Approximate Gross Internal Area Outbuildings
314 sq ft / 29.2 sq m





All viewings are strictly by appointment with CHK Mountford. A full copy of the Energy Performance certificate is available upon request. Please be advised that any information supplied by CHK Mountford or their representatives is given without warranty and all negotiations are on a subject to contract basis until a Tenancy Agreement has been signed by both the Landlord and Tenant. Satisfactory references are required before a Tenancy agreement is signed. In addition to the rent and security deposit; there is a charge of £330 (inc Vat) for the preparation of the Tenancy Agreement, Reference fee charges are £78 (inc vat) per person and an administration charge of £60 (inc Vat). For further information on our charges please log onto www.chkmountford.co.uk/letting_fees

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 37 | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

For further information or to arrange a viewing on this property, please call

Esher office +44 (0) 1372 464474

esher@chkmountford.co.uk

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