AN IMMACULATELY PRESENTED FAMILY HOME FLOORS.
WRENS HILL, OXSHOTT, SURREY, KT22 0HN

Unfurnished £6,000 pcm + £285 inc VAT tenancy paperwork fee and other charges apply.*
Available Now
AN IMMACULATELY PRESENTED FAMILY HOME OFFERING GREAT SPACE

WRENS HILL, OXSHOTT, SURREY, KT22

£6,000 pcm Unfurnished

• 5 Bedrooms • 3 Bathrooms • 4 Receptions
• Kitchen / Breakfast Room • Garden and Garage
• EPC Rating = C • Council Tax = H

Situation
Wrens Hill is well located for Danes Hill and the ACS International School. The village of Oxshott offers a small selection of local shops, a pub and restaurants and Cobham offers a fantastic range of shopping facilities, cafe and restaurants as well as a Waitrose and Sainsbury Superstore. The A3 and J10 of the M25 are just minutes away and Oxshott station provides a regular service to London Waterloo of approximately 30 minutes.

Description
Spacious family home nestled within a small gated development of modern houses within walking distance of Danes Hill School. The accommodation is set over two floors and offers great flexibility for family living.

Entrance hall, cloakroom, study, dining room, sitting room, kitchen/breakfast room, garden room with doors to garden and a separate utility room. Upstairs to master bedroom suite with en suite bathroom, a further four bedrooms and two bathrooms. Additional benefits include a double garage and garden.

Energy Performance
A copy of the full Energy Performance Certificate is available on request.

Viewing
Strictly by appointment with Savills.
FLOORPLANS

Gross internal area: 3352 sq ft, 311.4 m²
*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT), £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/partially furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. *Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20190513TH4HT

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