



A BEAUTIFULLY PRESENTED AND RECENTLY REFURBISHED TWO BEDROOM

LORDS HILL COMMON, SHAMLEY GREEN, GUILDFORD, SURREY, GU5

Unfurnished – £1,500 pcm + fees and other charges apply.*

Available from 02/08/2019



A BEAUTIFULLY PRESENTED AND RECENTLY REFURBISHED TWO BEDROOM VICTORIAN SEMI DETACHED COTTAGE IN A WELL REGARDED SURREY VILLAGE.

LORDS HILL COMMON, SHAMLEY GREEN, GUILDFORD, SURREY, GU5

£1,500 pcm – Unfurnished

- Sitting room • Eat-in kitchen • Two bedrooms • One bathroom • Front and rear garden • Garage and further off street parking • EPC Rating = D • Council Tax = E

Description

The cottage has light and bright rooms throughout which include a front-facing sitting room, an open-plan kitchen/dining room with access through to a utility room, two good size bedrooms both of which have fitted storage and a first floor family bathroom which includes a walk in shower. The garden is enclosed by trees and shrubs and offers an attractive private area with raised decking leading to a lawn. To the front of the cottage is a private drive which could fit two cars and a separate single garage.

Energy Performance

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

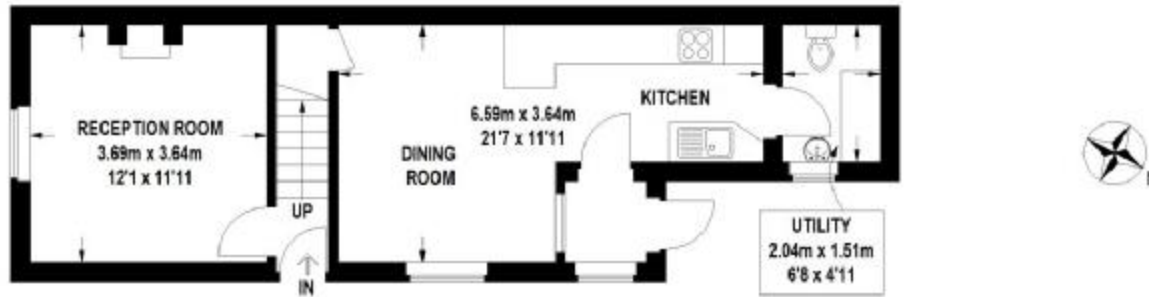
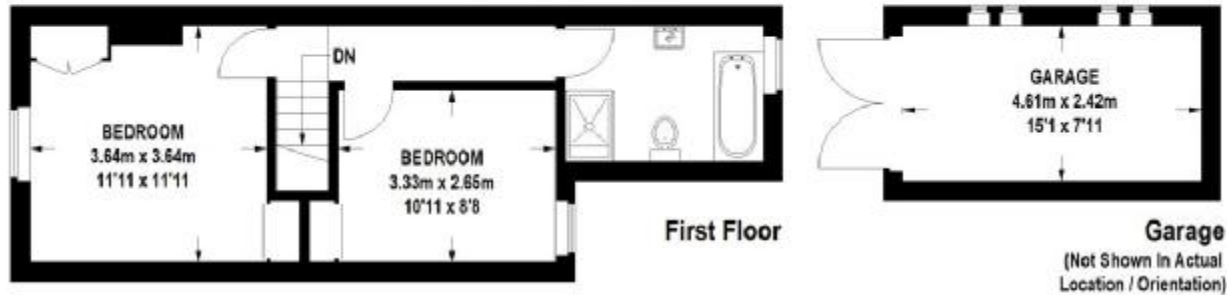
Viewing

Strictly by appointment with Savills.



Lords Hill Common

Approximate Gross Internal Area
 78.8 sq m / 848 sq ft
 Garage = 11.5 sq m / 124 sq ft
 Total = 90.3 sq m / 972 sq ft



Ground Floor

Viewmedia © 2015
 viewmedia.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190531SMAL

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

Guildford Lettings
George Duff
george.duff@savills.com
+44 (0) 1483 796 833

savills.co.uk