

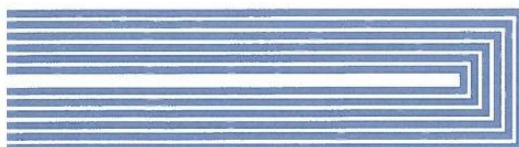


Stanwell New Road

, Staines, TW18 4HY

Rental £1,650 pcm

2 bedroom Cottage available Now



SALES
205a Dedworth Rd
Windsor
Berkshire
SL4 4JW

Tel: 01753 62.1234 (option 1)
Email: post@horler.co.uk

LETTINGS
211 Clarence Rd
Windsor
Berkshire
SL4 5AN

Tel: 01753 62.1234 (option 2)
Email: lettings@horler.co.uk

 **Stephen Uren**
Estates Agents
The Green
Datchet
SL3 9BJ

Tel: 01753 54.6667
Email: mail@stephenuren.co.uk

- * Unfurnished
- * Council Tax - BAND D
- * EPC RATING - D
- * Two Bathrooms
- * Rear Garden
- * Street Parking
- * MUST VIEW!
- * Central Heating

Situation

Welcoming to the market is this well presented two bedroom, two bathroom cottage. The property comprises of two reception rooms, kitchen, two good size bedrooms, en-suite bathroom and additional downstairs shower room. Further benefits include gas central heating and low maintenance rear garden. Street parking. Available from 12th May, unfurnished. MUST SEE!!

Accommodation

Kitchen (Ground Floor)

Fitted with a range of eye and base level units with complimentary work surfaces over. Stainless steel sink with mixer tap. Integrated oven with gas hob and extractor over. Tiled t...

Lounge (Ground Floor)

Front aspect window, brick feature fireplace, radiator, wood effect flooring and power points.

Reception Two (Ground Floor)

Rear aspect french doors leading out into garden, radiator, wood effect flooring and power points. Stairs leading to first floor.

Shower Room (Ground Floor)

Single shower cubicle, wash hand basin and low level W.C. Partly tiled, radiator and side aspect frosted effect window.

Bedroom One (First Floor)

Window, radiator, carpeted and power points.

Bedroom Two (First Floor)

Window, radiator, carpeted and power points

En-suite Bathroom (First Floor)

Fitted with a three piece suite; comprising of bath with shower over, wash hand basin in a vanity unit and low level W.C. Heated towel rail and frosted effect window.

Garden

Low maintenance enclosed rear garden and storage shed.

All measurements are approximate.

Further Information

The deposit required is £1,903.84

The landlord has requested to include Notwithstanding clause 8.10., the landlord has agreed to allow the tenant permission to keep one dog at the property. This is on the basis that the property and carpets/flooring are professionally cleaned throughout prior to the tenant vacating at the tenants cost and any damage caused by the pet is covered by the tenant., If any animal or other pet is kept either with or without consent being given under clause 8.10 to pay for the Premises to be professionally cleaned by a pest control company with de-infestation cleaner, to rid the Premises of fleas, at the end of the Tenancy in addition to any obligation under clauses 8.2.2 - 8.2.3 of this Agreement. The Tenant will be liable to compensate the Landlord for any losses suffered due to the presence of fleas in the Premises.

The landlord is willing to rent this home to Employed, Self Employed

Property Ref: inst-4623

Creation Date: 07/09/2025

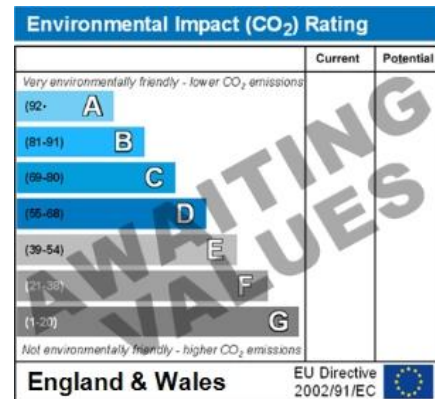
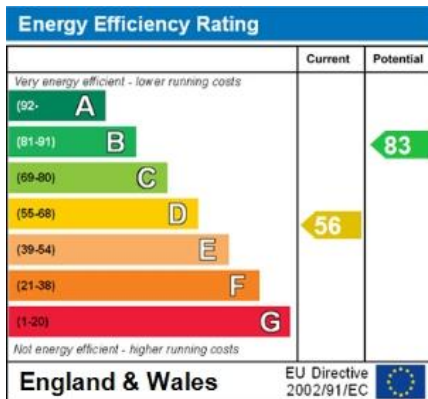
IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Horler & Associates Lettings Ltd , 2025. Horler & Associates Lettings Ltd Registered in England and Wales No. 5790723

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.