

Let Agreed

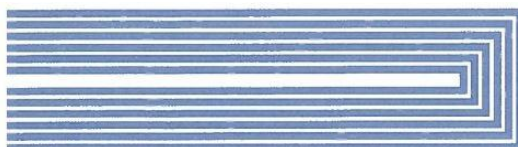


Coniston Way

, Egham, Surrey, TW20 8JW

Rental £1,200 pcm

1 bedroom House available 01 August 2024




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 **Stephen Uren**
Expert Agent

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- * Unfurnished
- * MUST VIEW!
- * Council Tax - BAND C
- * Electric Heating
- * Parking Available
- * Short walk to Town
- * Walking Distance To Train Station
- * EPC RATING - D

Situation

Bringing to the market is this deceptively spacious one bedroom semi detached house located in a quiet residential area within easy reach of the town centre. The property comprises of open plan lounge/kitchen, good size bedroom and bathroom. The property benefits from having electric heating and private parking. Available from 23rd July on an unfurnished basis. Early viewings recommended to avoid disappointment.

Accommodation

Kitchen (Ground Floor)

2.43m (8'0") x 2.61m (8'7")

Fitted with a range of eye and base level units with work surfaces over. Tiled to splashback. Stainless steel sink with drainer. Four ring electric hob/oven with extractor above an...

Open Plan Lounge through Diner (Ground Floor)

3.65m (12'0") x 4.11m (13'6")

Neutrally decorated throughout with carpeted flooring, front aspect window with TV point and ample power points.

Bathroom (First Floor)

Three piece suite comprising of panel enclosed bath with shower over, wash hand basin on a pedestal and low level W.C.

Bedroom One (First Floor)

3.30m (10'10") x 3.65m (12'0")

Neutrally decorated double room with front aspect window, electric wall mounted heater below, carpet flooring and ample power points.

All measurements are approximate.

Further Information

The deposit required is £1,384.61

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

Property Ref: inst-4508

Creation Date: 23/07/2024

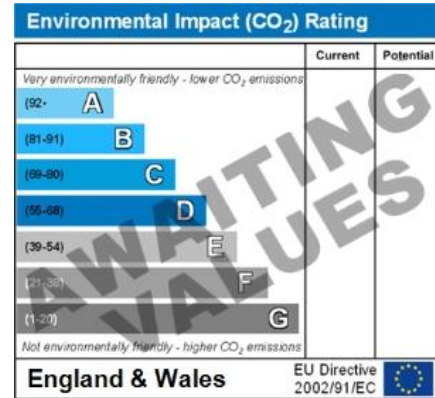
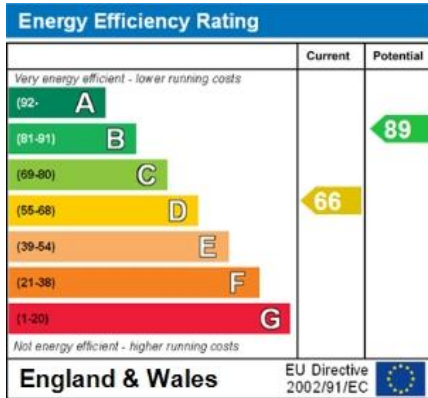
IMPORTANT INFORMATION

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 , 2024. 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.