

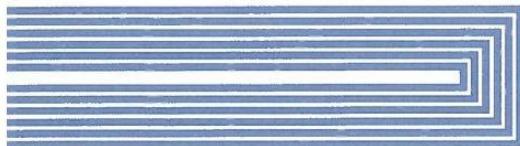


# HORLER



## North Street , Egham, Surrey, TW20 9RP

**Rental £1,900 pcm**  
**3 bedroom House available 31 July 2026**



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- \* Furnished
- \* Council Tax - BAND E
- \* MUST VIEW!
- \* Driveway Parking

- \* Rear Garden
- \* EPC RATING - D

## Situation

\*STUDENT LET\* Becoming available for 2026/2027 academic year - Semi Detached 3 bedroom house with garage and drive way. This property boasts 3 double bedrooms, lounge, sitting room, kitchen and bathroom. 15 Minute walk from Royal Holloway University this is a perfect location - Available from 31st July 2026. \*No individual rooms, joint tenancy only

## Accommodation

### Bathroom

Three piece white suite comprising of enclosed bath, wash hand basin and toilet, white tiles, frosted window

### Bedroom 1

3.00m ( 9'11") x 5.00m ( 16'5")

Rear aspect windows, radiator, carpeted, power points

### Bedroom 2

3.00m ( 9'11") x 4.00m ( 13'2")

Window, carpeted, power points

### Bedroom 3

3.00m ( 9'11") x 4.00m ( 13'2")

Front aspect windows, fitted wardrobes, carpeted, power points

### Kitchen

3.00m ( 9'11") x 3.00m ( 9'11")

Bright Kitchen benefiting from big window, fitted with a range of eye and base level units with work surface over, stainless steel sink with mixer tap and drainer, power points.

### Lounge

3.00m ( 9'11") x 4.00m ( 13'2")

Side aspect windows, Fireplace, radiator, carpeted, power points

### Sitting Room

3.00m ( 9'11") x 4.00m ( 13'2")

Side aspect windows, carpeted, power points

All measurements are approximate.

## Further Information

The deposit required is £2,192.30

The landlord has requested to include The garage is not included in the tenancy, access is not permitted by the tenants., It is agreed by the landlord and tenant that a gardener will attend during the summer months only to cut the grass in the rear garden. It is the responsibility of the tenants as per this agreement to maintain the garden at all other times during tenancy and between the gardeners visits.

The landlord is willing to rent this home to Student

Property Ref: inst-5046

Creation Date: 28/01/2026

## IMPORTANT INFORMATION

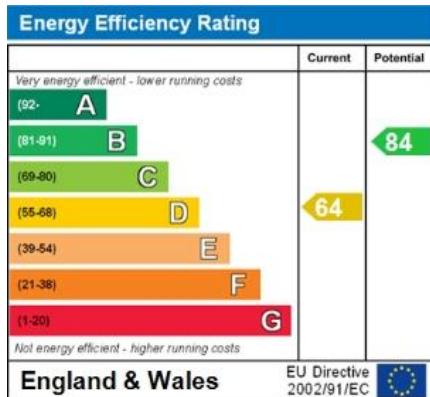
For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. 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, 2026. Horler & Associates Lettings Ltd Registered in England and Wales No. 5790723



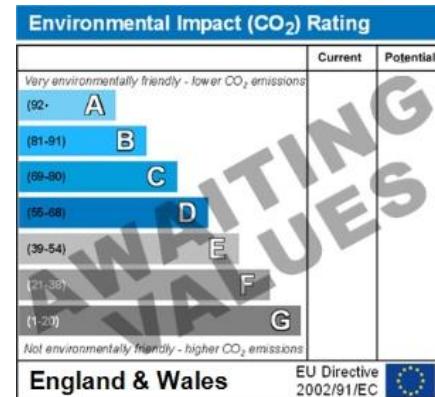
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## Energy Performance Certificates

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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.