



Hillcrest Road, Camberley GU15 1LF

£3,700 Per Month

Luff
ASSOCIATES
letting specialists



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£3,700 Per Month

- Detached family home
- Two reception rooms
- Bathroom and en suite
- Beautiful rear garden
- Three - four bedrooms
- Kitchen/breakfast room
- Double garage and driveway
- Individual architect designed home



Description

Luff Associates are delighted to offer this three - four bedroom detached property to the market. Situated in a prestigious road in Camberley, this individual architect designed house is within easy reach of Camberley town centre and links to the M3.

The property offers lounge with separate dining room, large kitchen and separate utility room and the option of a downstairs bedroom with an adjacent shower room. To the first floor there are three further bedrooms with fitted wardrobes and two bathrooms. Outside there is an enclosed driveway leading to a double garage with additional large storage area at the back, very attractive rear garden with hedges providing privacy and shelter.

Unfurnished and available immediately

Council tax band: G

EPC rating: D

Deposit = 5 weeks rent - £4,269

First Months rent - £3,700

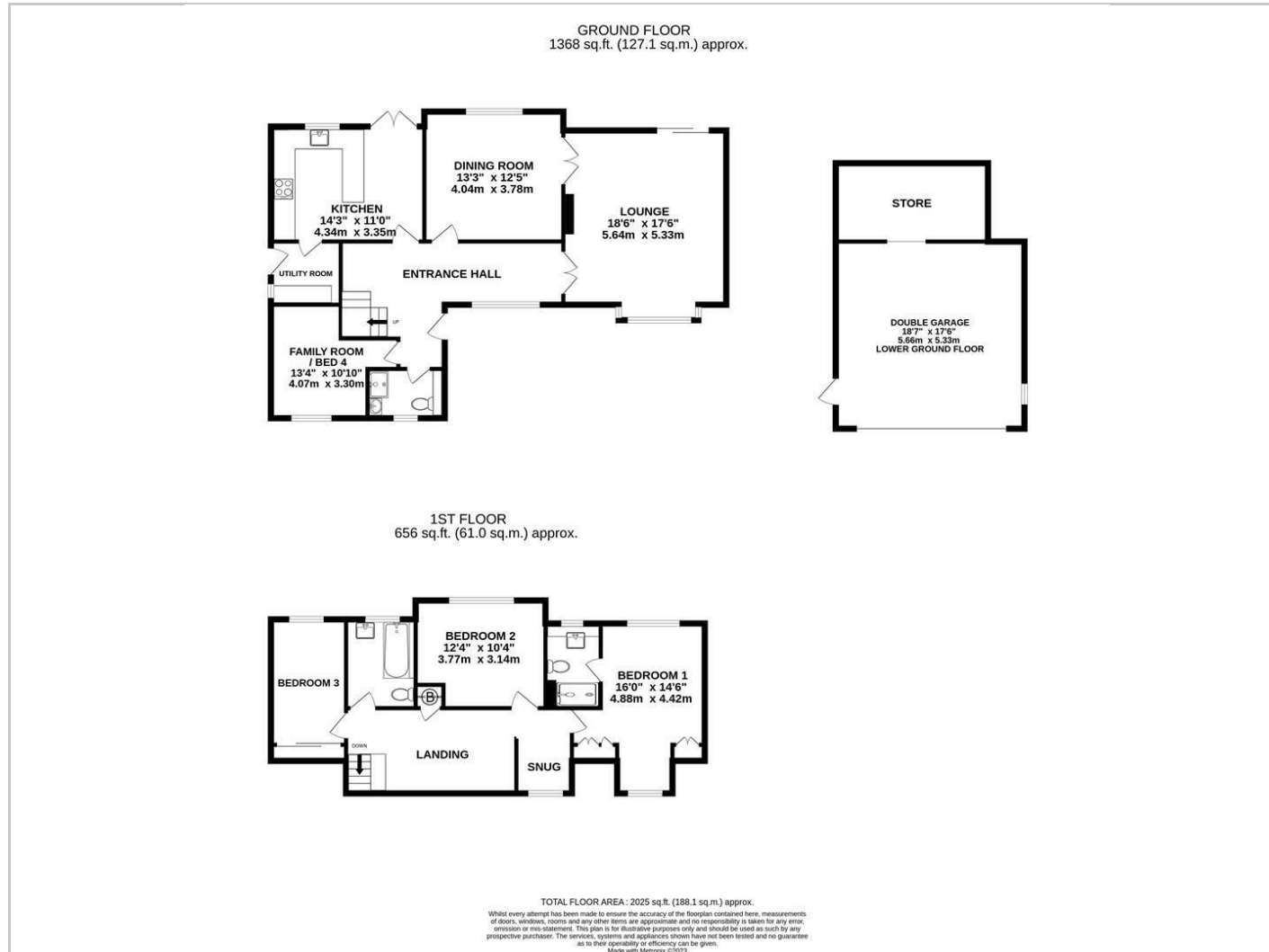
Holding deposit - £853 (will be deducted from the first months rent upon move in)



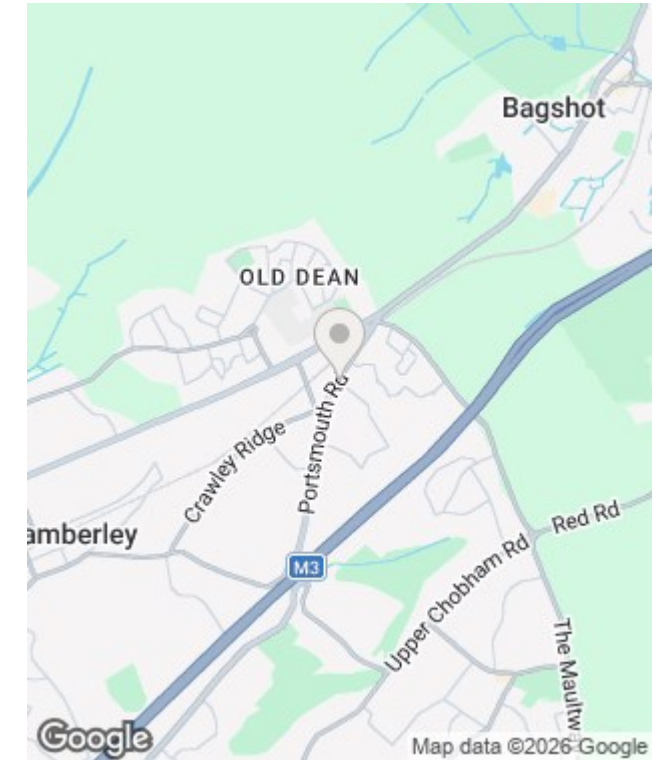




Floorplan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



In partnership with
LUFF & WILKIN
sales 01252 838 899

Disclaimer: The Rent advertised does not include the Tenancy Deposit or any fee's or charges which are payable. Further information can be obtained from the agent or at the point of viewing. These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract Luff Associates Ltd have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only and all photographs show parts of the property as they were at the time they were taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant sent has been obtained