



A detached family home situated in a cul de sac location, close to the centre of the popular village of Hartley Wintney.

The property has been neutrally decorated throughout and comprises as follows;

Entrance hall, cloakroom, sitting room with wood burning stove and French doors to the rear garden. Fitted kitchen with ceramic hob, double oven, fridge, dishwasher, washing machine and dryer. Separate dining room/family room leading to a study providing a courtesy door into the garage.

From the sitting room there are stairs up to the first floor. The main bedroom benefits from fitted wardrobes and an en suite shower room with walk in shower. There are 3 further double bedrooms, one having an en suite w.c and a further single bedroom/study with a fitted cupboard. The family bathroom has a shower over the bath.

Outside the rear garden is enclosed with lawn, patio and greenhouse, whilst to the front there is driveway parking.

The property is unfurnished, available now.

Energy Efficiency rating - D /Council tax Band - F / Tenancy Length – 12 months

ADDITIONAL CHARGES

Security deposit - £3,230.00 (5 weeks rent), Holding deposit – £ 646.00 (equivalent to 1 weeks rent - Holding deposit deducted from 1st months' rent due on successful completion of a tenancy, but non-refundable should a Tenant withhold/provide misleading information that may affect their application, or if they withdraw)

Further Tenant fee information available on; mccarthyholden.co.uk/wp-content/uploads/2024/07/Tenant-fees-new-tenancies.pdf

McCarthy Holden is a member of the Propertymark client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.



COTTAGE GREEN, HARTLEY WINTNEY

£2,800 pcm