



26 Crosby Way, Farnham, Surrey. GU9 7XG.  
Guide Price £2,250 pcm

keatsfearn



### Description

Ground Floor: Covered Porch External light. Hall Telephone point, stairs to first floor. Cloakroom/w.c. Pedestal wash basin with tiled splashback. Kitchen Range of matching floor and wall units, worktops with inset sink, tiled splashback, 4 ring hob with light/extractor over, built in oven under, free standing fridge/freezer, dishwasher and washing machine, concealed gas fired central heating boiler. Opening to: Breakfast Room Deep understairs storage cupboard, double glazed sliding patio doors leading to the rear garden.

First Floor: Landing Panelled doors to all rooms, stairs to 2nd floor. Lounge Twin windows overlooking the rear garden and meadows beyond. Bedroom 3 Double glazed window to front. Family Bathroom Attractively part tiled, quality white suite comprising panelled bath with mixer tap/shower attachment, pedestal wash basin, w.c., Expelair, radiator.

Second Floor: Landing Panelled doors to all rooms, access to roof void. Master Bedroom Private outlook over rear garden and meadows beyond. Range of fitted wardrobes. Panelled door to: En-suite Shower Room Attractively part tiled, shower cabinet, pedestal wash basin, w.c., Expelair, radiators. Bedroom 2 Double glazed window to front. Built in airing cupboard and recessed eaves storage cupboard, fitted wardrobe.

Outside: There is off road parking for 2 vehicles immediately to the front of the house. Single integral garage. The rear garden has been professionally landscaped with ease of maintenance borne very much in mind and enjoys a southerly facing aspect, timber built shed, rear gate and the whole is enclosed on all boundaries.

Tenant is responsible for paying utility bills and council tax. • Holding Deposit (Goes towards 1st month's rent) - 1 weeks Rent. • Security Deposit (payable once tenancy agreement is signed) - 5 weeks rent. • Rent payable in advance (payable once tenancy agreement is signed) - 1 month (minus holding deposit).

Lets Help Property Management Services Ltd handle all client money on behalf of Keats Fearn and are a member of the Propertymark Client Money Protection Scheme No C0124095

Tenant's Notes - On each annual renewal there will be a 4% increase or rate of inflation increase , which ever is greater. Property inspections every 3 months. Proof of a professional clean on exit will be required including the appliances.

Material Information - Ultrafast broadband available and mobile signal likely outside with all providers.



### Directions

Proceed out of the town centre along West Street and turn left at the first mini roundabout, follow this road around to the left and bear left again into Crosby Way, where the house will be found after a short distance along on the right hand side.

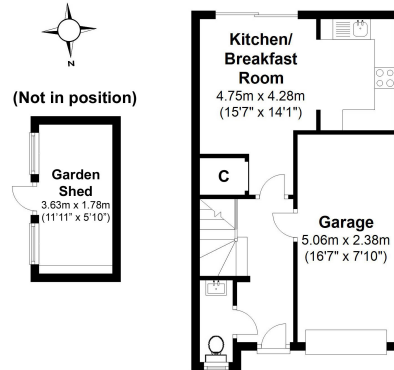
### Local Authority

Waverley  
Band E

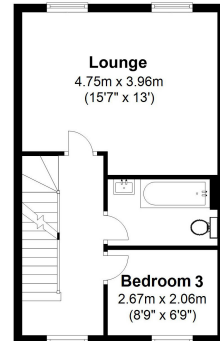


**26 Crosby Way,  
Farnham, GU9 7XG**

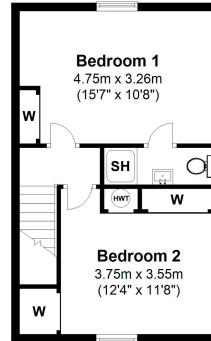
**Ground Floor**  
Approx. 37.7 sq. metres (406.3 sq. feet)



**First Floor**  
Approx. 37.3 sq. metres (401.3 sq. feet)



**Second Floor**  
Approx. 37.5 sq. metres (403.9 sq. feet)



House area: approx. 100.6 sq. metres (1082.8 sq. feet)  
Garage & Outbuilding area: approx. 18.5 sq. metres (199.1 sq. feet)  
Total area: approx. 107.1 sq. metres (1152.8 sq. feet)

This plan is for layout guidance only.  
Measurements are for general guidance  
only and must not be relied upon

15 Downing Street , Farnham, Surrey, GU9 7PB

Tel: 01252 718018

Email: sales@keatsfearn.co.uk

Web: www.keatsfearn.co.uk

**keatsfearn**

