

# SUTTON PLACE



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DORKING, SURREY, RH5 6RP

A well presented one bedroom annexe located in the heart of the Surrey Hills, benefitting from two off street parking spaces. Available in August.

Available: 5th August 2023

£900 PCM (Per Calendar Month)

Maisonette, 1 Bedroom, 1 Bathroom, 1 Reception,  
Part furnished

## Key Features

- Beautiful location in the heart of the Surrey Hills
- Rent includes all utilities except electricity
- Ideal for a single professional
- Two off street car parking spaces
- Neutrally decorated throughout





## THE PROPERTY



The Entrance is via the French Doors from the rear patio

Open plan Living area: Fully fitted kitchen with integrated washer/dryer, slim line dishwasher, microwave, cooker and hob, fridge, wooden flooring and patio doors.

Stairs up to first floor

L shaped bedroom: Lots of storage, deep double wardrobe with double length hanging space and built in shelving. Good sized airing cupboard. Fully carpeted.

Bathroom: Modern fitted shower room with limestone flooring.

Outside: Private south facing terrace and view to the Landlord's garden and woodland beyond.

Restriction: Pets on a case by case basis, no children living in the Annexe

All utilities are included electricity which is on a separate meter to the main house

The annexe benefits from two off street parking spaces.

Overall House EPC Rating: C

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## Guildford

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