



## Regency Lettings & Property Management

Rystead Lodge Barn Buildings  
Pockford Road, Chiddingfold  
Surrey, GU8 4XS

Lettings: 01428 684540  
www.rlpm.co.uk  
valissa@rlpm.co.uk

### **11 Crossfield, Vann Road, Fernhurst, GU27 3JL**



### **3 Bedroom Split Level Maisonette £925 pcm - Unfurnished**

A recently refurbished three bedroom split level maisonette with your own roof terrace. Set in the heart of Fernhurst village. Available at the end of November.

Ground Floor: 19ft sitting room with picture window and doors to terrace; Fitted kitchen with built in appliances; ground floor cloakroom and storage.

First Floor: 3 bedrooms - 2 double and 1 very large single, modern bathroom, ample storage. Private enclosed roof terrace. Long tenancy available.

Pets considered at a slightly higher rental of £950 pcm.



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Stairs up to covered walkway, double glazed front door leading to a spacious hallway, large cloakroom with storage cupboards, large oak fitted kitchen with appliances, 19 ft sitting room dining room with double doors leading out to a private enclosed terrace.



Stairs up to landing with large airing cupboard, large walk-in cupboard, two double bedrooms, one large single bedroom, large bathroom with white suite, shower over bath and grey wall tiles.

The property is double glazed, has new electric heating throughout, carpets to the hallway, sitting room, stairs, landing and master bedroom are brand new. Other carpets are in good order. The property is offered in good neutral decorative order.

Low council tax band B = £1,395 per annum.

EPC – Band E

Convenient for local shops, school and surgery. Good sized free carpark is towards the rear of the property and offers ample parking.

Pets considered on a case by case basis at a slightly higher rental of £950 pcm.



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## Crossfield Fenhurst, GU27 3JL

Approximate Gross Internal Area = 88.55 sq m / 953 sq ft  
Total = 88.55 sq m / 953 sq ft

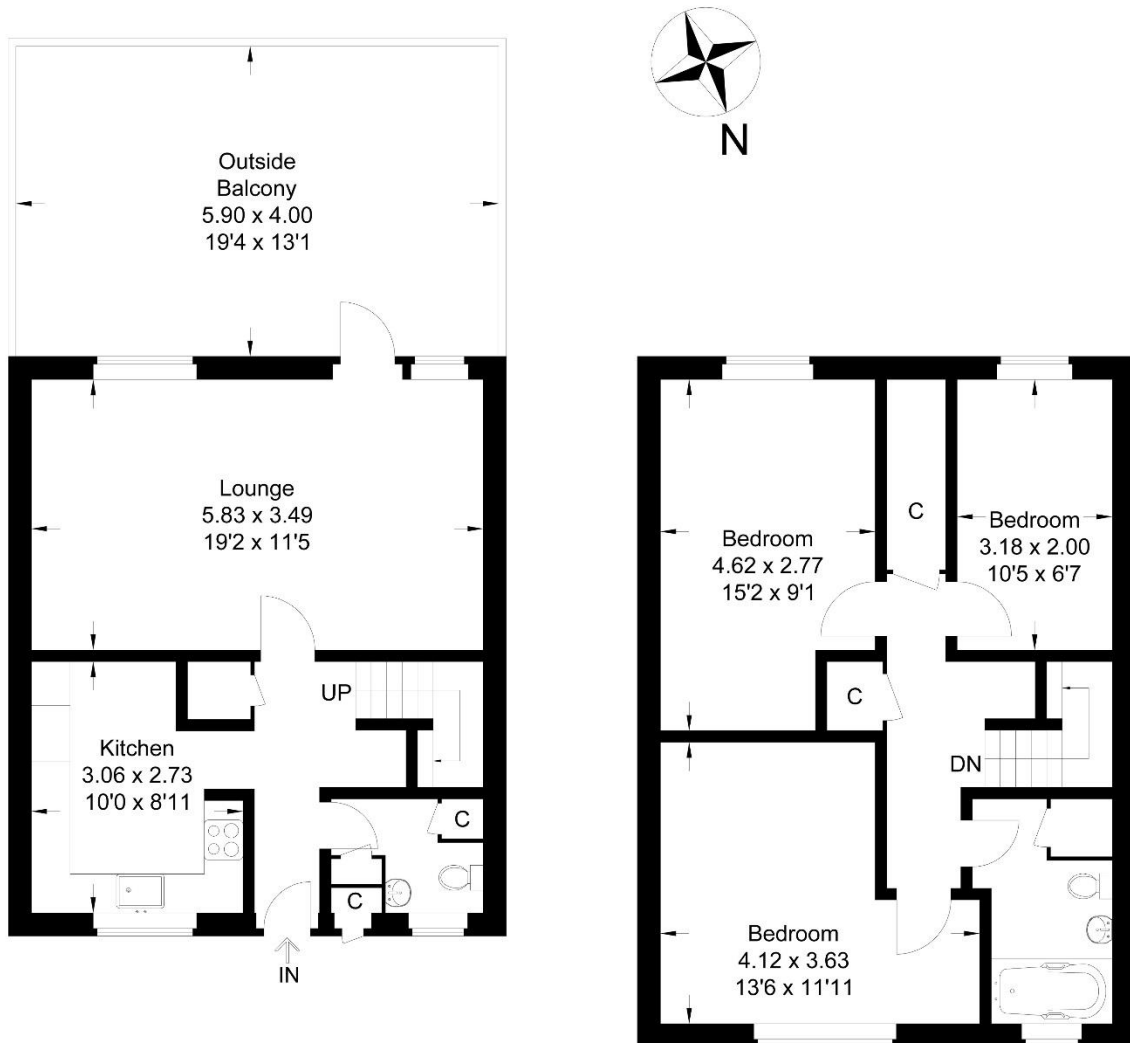


Illustration for identification purposes only, measurements are approximate  
not to scale.

Floorplan by: [www.epc4u.info](http://www.epc4u.info)