

# Burney Avenue, Surbiton

## Monthly Rental Of £2,000

4 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



### Summary:

A great size furnished four double bedroom house a stone throw away from Clayhill Halls of Residence and 13 minutes walk to Surbiton Train Station making it an ideal home for students or young professionals. The ground floor comprises of a large double bedroom, separate lounge, WC and a modern fitted kitchen with access to a great size private garden. To the first floor there are three more double bedrooms and a modern shower room. Additional features include, off street parking, double glazing and central heating.

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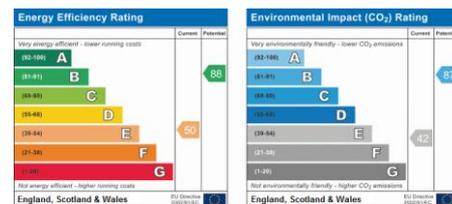
# IVY GATE™



Tenure:

Council Tax: D

Local Authority: Royal Borough of Kingston upon Thames



### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.