

# Cavendish Road, St Georges Hill

## KT13





The property has been the subject of a refurbishment programme and has been neutrally decorated throughout. The entire house is also climate controlled and air conditioned. Leading from the entrance hall are the principal reception rooms including the spacious drawing room, tv/family room, kitchen/breakfast/family room with wood flooring and a working fireplace, utility room, guest cloakroom and coat cupboard. To the first floor is the master bedroom with dressing room and en suite bathroom, guest bedroom with en suite bathroom, a further double bedroom with en suite shower room, a 4th double bedroom and a family bathroom. To the second floor there is a double bedroom with en suite wet room, a further double bedroom with en suite bathroom and a large games room/study. To the outside the property is approached via a large driveway offering space for the parking of several cars.

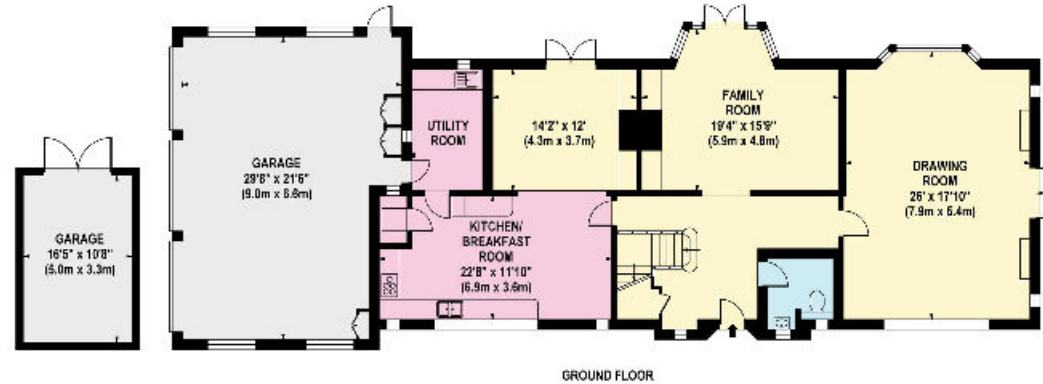
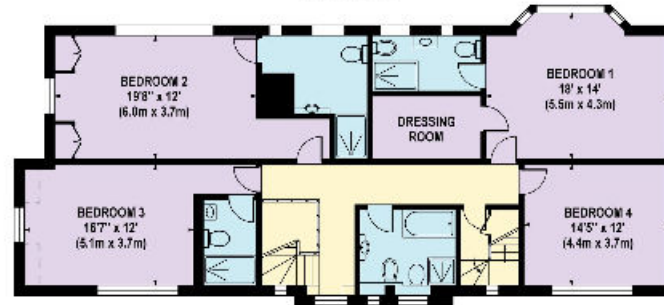
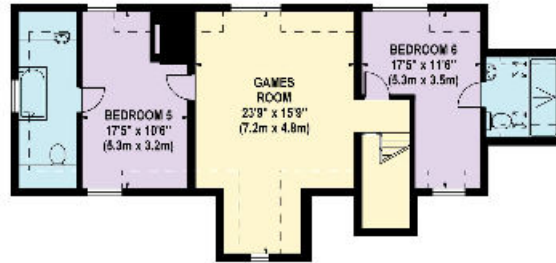


*St George's Hill is set in approximately 900 acres and features a private championship standard 18 hole golf course, two 9 hole courses and a separate private tennis and squash club. The Estate provides controlled gated security and privacy, offering an ideal community location. The A3 is a short driving distance giving access to London and the M25 which, in turn, leads to the national motorway network as well as Heathrow and Gatwick airports.*



### Tenants Fees

All potential tenants should be advised that, as well as rent and the deposit, an administration fee of £288 and referencing fees of £48 per person will apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) If the landlord agrees to you having a pet, you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). Please ask us for more information about other fees that will apply or visit [www.knightfrank.co.uk/tenantfees](http://www.knightfrank.co.uk/tenantfees).



**Approximate Gross Internal Floor Area**  
**458 sq m/ 4,929 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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Particulars dated [2019]. Photographs and videos dated [2019].

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