



ULLSWATER, STEELS LANE, OXSHOTT, LEATHERHEAD, SURREY, KT22  
**£4,500 PER MONTH**

## A SPACIOUS 4 BEDROOM DETACHED FAMILY HOUSE WITH MATURE GARDEN AND DOUBLE GARAGE

Weybridge | 01932 854400 | [weybridge@winkworth.co.uk](mailto:weybridge@winkworth.co.uk)

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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### DESCRIPTION:

A spacious 4 bedroom detached family house with a lovely mature rear garden, double garage and additional off-street parking. This property is set back from the road in a cul de sac off of Steels Lane and is conveniently located close to Oxshott village as well as the mainline train station.

Council Tax Band: G

EPC Rating: C



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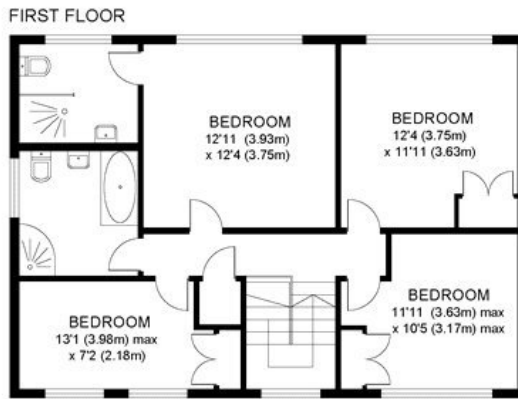
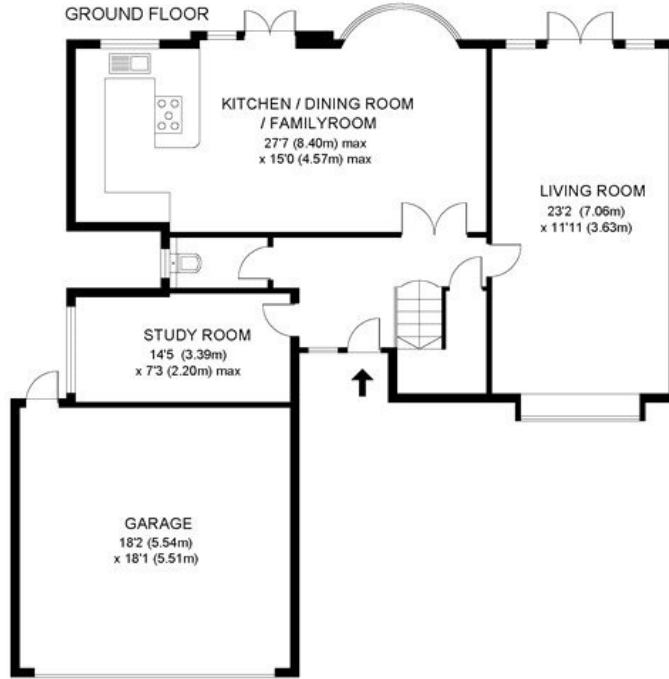


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# STEELS LANE, KT22



Approximate Gross Internal Floor Area: 151 m sq / 1634 sq ft  
 Garage Area: 30 m sq / 318 sq ft  
**Total Area : 181 m sq / 1952 sq ft**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

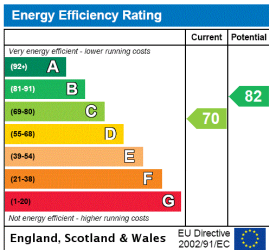
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit: £5,192.31**

**Holding Deposit:**

**Council Tax Band:**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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