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with SIMON BANCE

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15 Zinnia Drive  
Bisley, Surrey GU24 9RY

## 15 ZINNIA DRIVE, BISLEY GU24 9RY

A well maintained and immaculately presented 4 bedroom detached neo-Georgian style family home with double garage and fully enclosed, attractive private garden, and offering generous accommodation neutrally decorated throughout. The property is quietly situated in a pleasant cul-de-sac amongst other similar quality homes.

Ground floor: Large entrance hall with original parquet flooring, leading to double aspect lounge with working fireplace, patio doors overlooking patio area and garden with interconnecting glazed doors into separate dining room. Kitchen/diner offers a bright and well designed layout, including a built in oven, grill and microwave, plus gas hob with extractor fan. Integrated fridge/freezer with an additional one in the garage if required and a freestanding dishwasher with plenty of worktop area and eye/floor level kitchen units for storage. Instant drinking water tap and Harvey's water softener. Kitchen leads to a separate utility room which houses a free standing washing machine and tumble dryer, plus the gas boiler and stainless steel sink/drainer. This room leads directly into the garden and the attached garage. Also located on the ground floor is a small study, modern cloakroom and understairs cupboard.

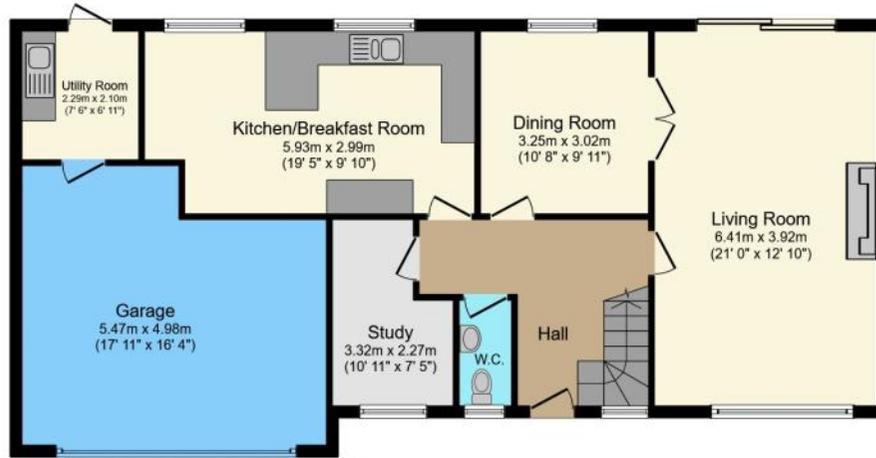
First floor: Turning staircase leads to a bright and open landing area, with 2 equally sized double bedrooms, 1 single bedroom with built in wardrobe and well presented, modern family bathroom which consists of bath, wall mounted power shower, toilet, basin and vanity unit. Master bedroom with full width built in sliding glazed door wardrobes offering ample hanging rails and shelving with large en-suite which consists of a large power shower, toilet, basin and vanity unit.

Outside: To the front, generous off road parking, with pretty front garden and covered porch area. To the rear is a well maintained garden mainly laid to lawn, with established shrubs and water feature. Patio area under a wooden pergola with brick built BBQ.

**Rent: £2,750 per calendar month**  
**Furnished or Unfurnished**  
**Available: Immediately**

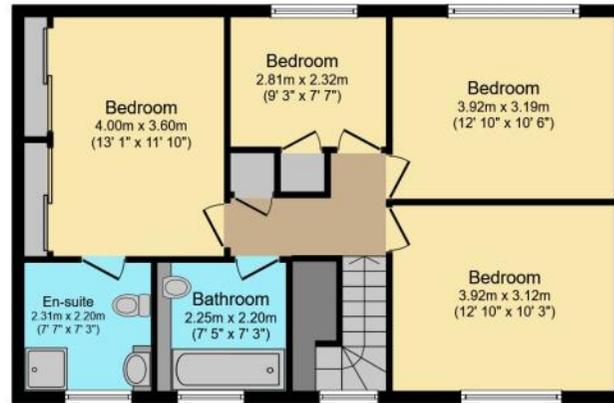


# 15 ZINNIA DRIVE, BISLEY, SURREY GU24 9RY



## Ground Floor

Floor area 106.0 sq. m. (1,141 sq. ft.) approx



## First Floor

Floor area 71.0 sq. m. (764 sq. ft.) approx



## Energy Performance Certificate



15, Zinnia Drive, Bisley, WOKING, GU24 9RY

Dwelling type: Detached house  
 Date of assessment: 02 April 2019  
 Date of certificate: 02 April 2019  
 Reference number: 0428-8053-7274-6831-7900  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 170 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

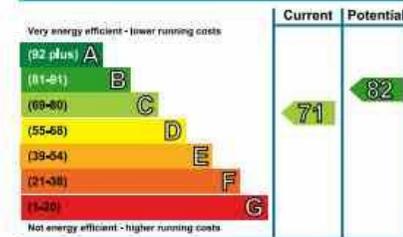
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,219</b>
<b>Over 3 years you could save</b>	<b>£ 498</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 282 over 3 years	
Heating	£ 2,553 over 3 years	£ 2,187 over 3 years	
Hot Water	£ 384 over 3 years	£ 252 over 3 years	
<b>Totals</b>	<b>£ 3,219</b>	<b>£ 2,721</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 246
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 126
3 Solar water heating	£4,000 - £5,000	£ 126

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.