

MANNERS

RESIDENTIAL

5 Bedroom House for Rent - £4,750 per month

Farmhouse Close, Pyrford, Surrey, GU22 8LR



KEY FEATURES


- RECENTLY CONSTRUCTED DETACHED HOUSE
- FIVE DOUBLE BEDROOMS WITH EN SUITES
- THREE RECEPTION ROOMS
- KITCHEN/FAMILY ROOM
- UTILITY ROOM
- UNDERFLOOR HEATING TO GROUND FLOOR
- LARGE DRIVEWAY & SECLUDED REAR GARDEN
- UNFURNISHED
- FIVE WEEK TENANCY DEPOSIT REQUIRED
- EPC RATING:- B89

Description

This recently constructed family home offers approaching 3600 sq ft of luxuriously appointed accommodation over three floors, and is situated at the end of a cul de sac in a prime residential area offering easy access to both Woking and West Byfleet centres. A viewing is highly recommended to fully appreciate the size of the accommodation and specification of its internal fittings.

On the ground floor there is a welcoming entrance hall a spacious living room, dining room, study, a large open plan kitchen/family room with bi fold doors to the rear garden, utility room and cloakroom. An impressive staircase leads to the first floor, a fantastic master bedroom with dressing area and four piece bathroom, two further bedrooms with en suite shower rooms and family bathroom. The second floor offers a two additional en suite double bedrooms, one of which has an adjoining room, which would be ideal as a teenager suite. Outside the property is approached by a driveway with extensive parking and a secluded garden to the rear.

Additional Information: These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit of one weeks' rent is required upon making an Application For Tenancy which can be put towards the first month's rent, which will become payable upon signing the tenancy agreement. Should your Landlord accept a request to keep pets at the property, an additional monthly rent payment may be required. Upon request, further written information will be provided by the Agent. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	