

# MANNERS

## RESIDENTIAL

3 Bedroom House for Rent - £1,400 per month

Park Drive, Woking, Surrey, GU22 7NF



### KEY FEATURES

- END OF TERRACE HOUSE • LARGE LIVING ROOM • CONSERVATORY • THREE LARGE BEDROOMS • MODERN BATHROOM • PLEASANT REAR GARDEN • DRIVEWAY & GARAGE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D62

## Description

A particularly spacious three bedroom end of terrace town house with attached garage and driveway, located in a highly sought after and convenient position within five minutes walk of Woking town centre and mainline station.

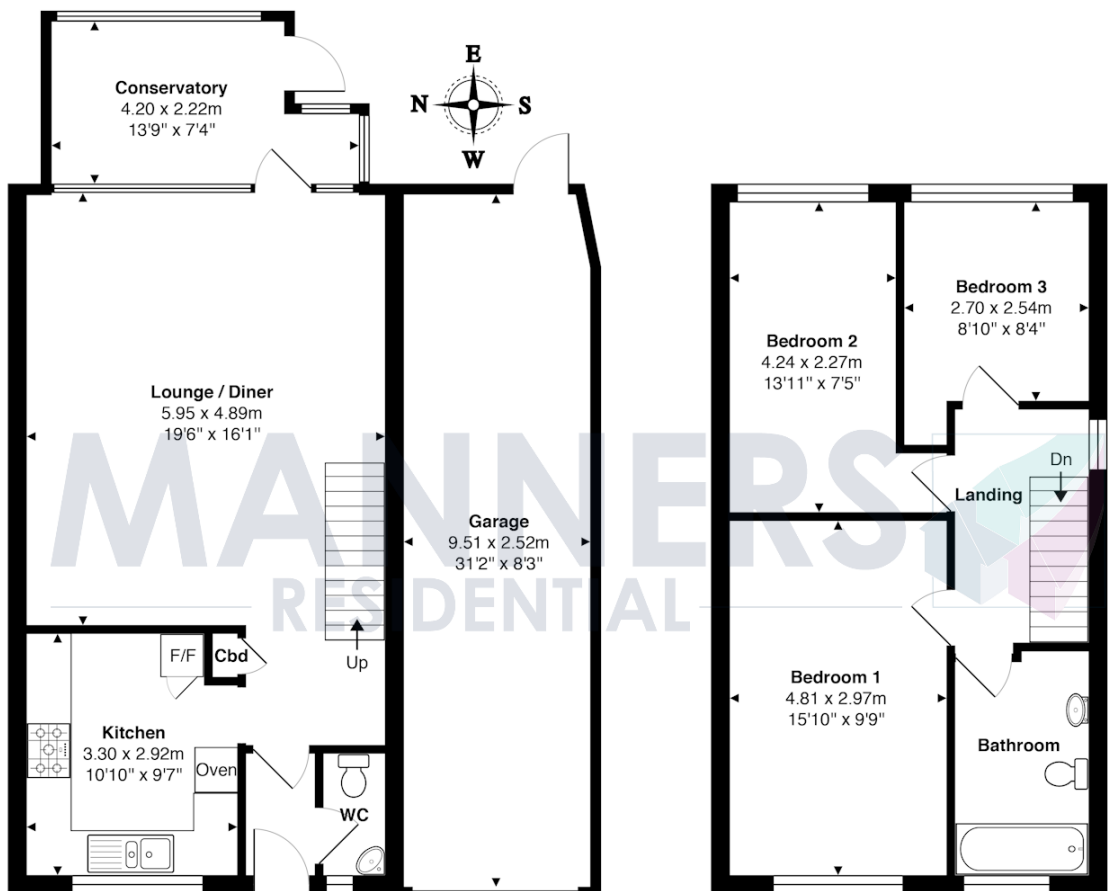
The accommodation comprises: entrance hall, cloakroom, large living room, conservatory, refitted kitchen with appliances, landing, three large bedrooms, refitted bathroom with shower, double glazing, gas central heating, good neutral décor, pleasant rear garden, attached garage and a driveway with parking for two cars.

**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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



**Ground Floor**  
Approx. Gross Internal Area 54.4 m<sup>2</sup> ... 586 ft<sup>2</sup>

**1st Floor**  
Approx. Gross Internal Area 45.0 m<sup>2</sup> ... 485 ft<sup>2</sup>

Total Approx. Gross Internal Area 99.4 m<sup>2</sup> ... 1070 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only. Not to scale.