

# MANNERS

## RESIDENTIAL

5 Bedroom House for Rent - £2,400 per month

Broadway Road, Lightwater, Surrey, GU18 5SJ



### KEY FEATURES

• FIVE BEDROOMS • FOUR RECEPTION ROOMS • LARGE KITCHEN/BREAKFAST ROOM & UTILITY • THREE BATHROOMS • GAS CENTRAL HEATING AND DOUBLE GLAZING • GARAGE WITH ELECTRIC DOOR • GOOD SIZED GARDEN WITH SUMMER HOUSE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D67.

## Description

This mature family home sits conveniently within a stone's throw of Lightwater village, and offers exceptional family accommodation over three floors, with five bedrooms, three bathrooms and four reception rooms. Magnolia enjoys an excellent plot with a good sized rear garden, a double garage, a driveway with plenty of off street parking, and is ideally situated for local shops, schools and amenities in Lightwater, West End and Windlesham as well as offering good road links to the M3, Camberley, Woking and Guildford.

The accommodation, which is presented in neutral tones and is gas centrally heated and double glazed comprises: Entrance hall, cloakroom, living room with feature real effect gas fire, dining room with access to the rear ga...

**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>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>67</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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>71</b>
(39-54) <b>E</b>	<b>58</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	

