

# MANNERS

## RESIDENTIAL

2 Bedroom House for Rent - £1,700 per month

Royal Oak Road, Woking, Surrey, GU21 7PD



### KEY FEATURES

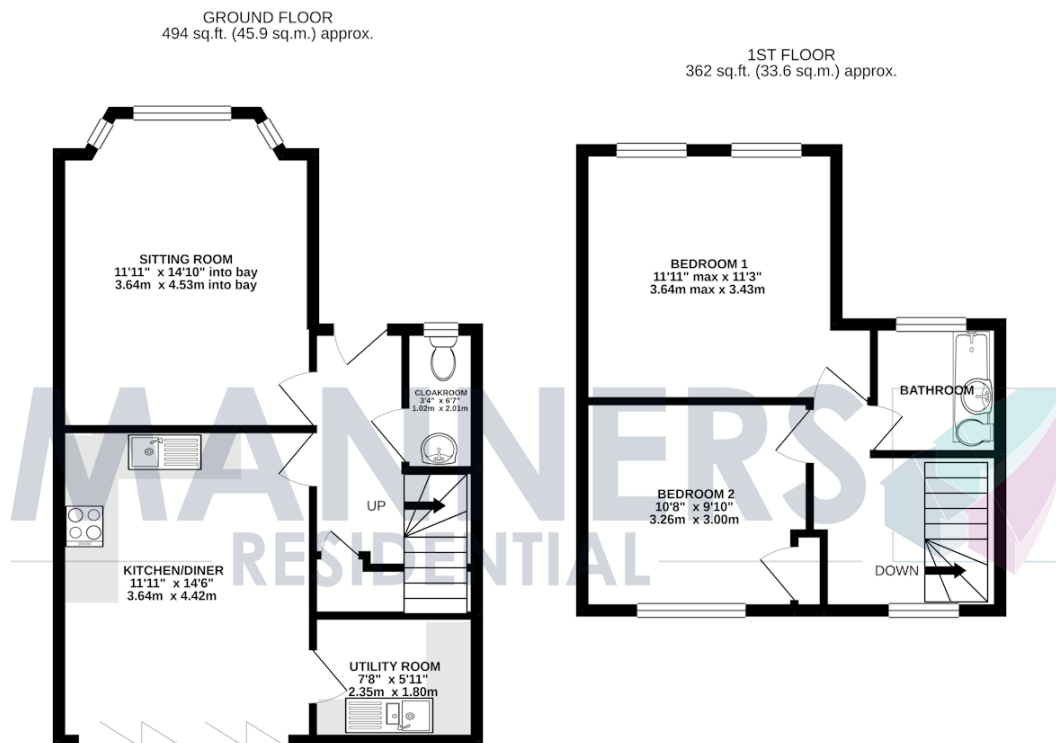
- BRAND NEW HOME • SEMI DETACHED • OFF STREET PARKING • ENCLOSED REAR GARDEN • HIGH SPEC KITCHEN AND BATHROOM FITTINGS • DOUBLE GLAZING • UNDERFLOOR HEATING TO GROUND FLOOR • WALKING DISTANCE TO STATION • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT

## Description

This beautiful, brand new, bay fronted & traditionally styled semi detached house offers a stunning interior, an enclosed rear garden, off street parking, and is located in a highly sought after residential area within walking distance of Woking town centre and mainline station, as well as Goldsworth Primary School.

The interior, which has been finished to an exacting and luxurious standard comprises: covered entrance area, hallway, cloakroom, sitting room with bay window, spacious kitchen dining room with bi-fold doors and separate utility room. A turning staircase leads to the first floor galleried landing, two large double bedrooms, and bathroom. Additional features include, engineered oak flooring to the hall and kitchen/dining room, underfloor heating to the ground floor and gas fired radiators to the first floor, high spec kitchen and utility room with stone work tops and appliances including a dishwasher, high spec sanitaryware to cloakroom and bathroom, neutral decor and carpets and floor coverings, double glazing, enclosed rear garden with good sized patio and shed, off street parking. Viewing highly recommended.

**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.



TOTAL FLOOR AREA : 856 sq.ft. (79.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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