

MANNERS

RESIDENTIAL

3 Bedroom House for Rent - £1,450 per month

Send Barns Lane, Send, Woking, Surrey, GU23 7BP



KEY FEATURES

- SEMI DETACHED HOUSE • TWO RECEPTION ROOMS • KITCHEN WITH VAULTED CEILING • CONSERVATORY • THREE BEDROOMS • TWO BATHROOMS • OFF STREET PARKING FOR TWO CARS • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- TBC

Description

Retaining much of its charm and elegance this lovely three bedroom semi detached house is located within a short distance of shops and Send CofE Primary School.

This home contains a wealth of character which include pine doors, natural wood flooring and cast iron feature fireplaces. With accommodation, arranged over two floors, this property offers a delightful sitting room with an attractive feature fireplace, separate dining room, conservatory with underfloor heating, light and airy fitted kitchen with a vaulted ceiling, and a three piece white bathroom suite.

On the first floor there is a master bedroom with an en suite fully tiled shower room and two further bedrooms. The property also benefits from double glazing and radiator heating.

Location

Send shopping parade is within a short drive as too is Ripley village. Within the area are beautiful walks to enjoy including strolls along the Canal at Send. The A3 is within a couple of minutes drive with its direct access to central London as well as the M25 and motorway networks. West Byfleet and Woking Stations serving Waterloo are within an easy drive, along with Clandon Station.

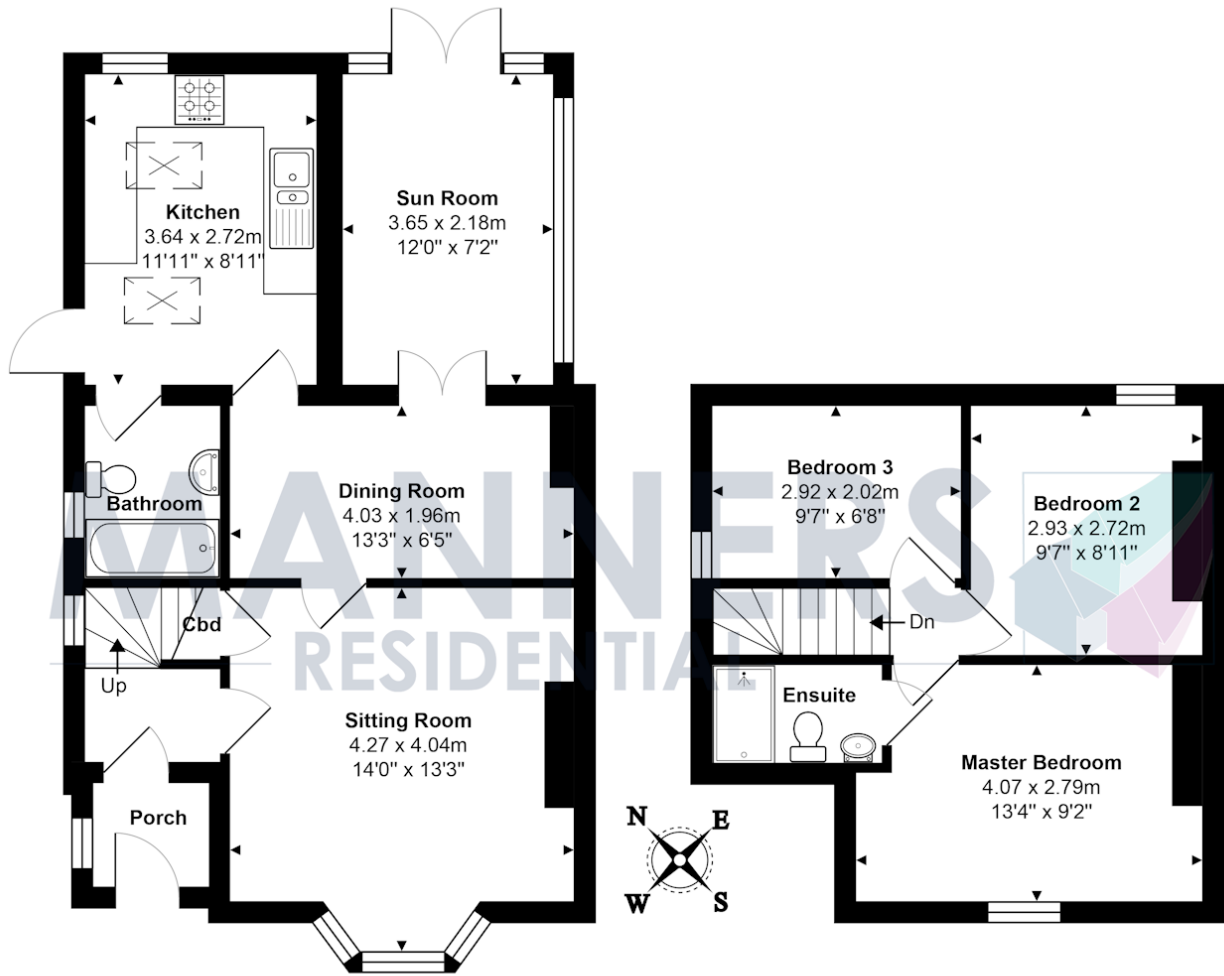
Exterior

Outside - Double gates lead down the gravel driveway, providing off road parking for at least two cars, to the front graden. This is very secluded and is mainly laid to grass with mature trees, shrubs and hedging. To the side of the house is a private courtyard area ideal for alfresco dining.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		

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.



Ground Floor
 Approx. Gross Internal Area 56.4 m² ... 607 ft²

1st Floor
 Approx. Gross Internal Area 30.8 m² ... 331 ft²

Total Approx. Gross Internal Area 87.2 m² ... 938 ft²

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