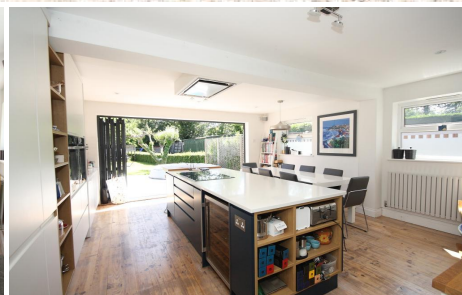


MANNERS

RESIDENTIAL

5 Bedroom House for Rent - £2,300 per month

Horsell Moor, Woking, Surrey, GU21 4NN



KEY FEATURES

- FIVE BEDROOM HOUSE • OPEN PLAN LIVING AREA • TWO FURTHER RECEPTION ROOMS • MODERN KITCHEN WITH APPLIANCES • MODERN BATHROOM SUITES • DOUBLE GLAZING • GAS CENTRAL HEATING • DRIVEWAY • FIVE WEEK TENANCY DEPOSIT • EPC RATING:- D68

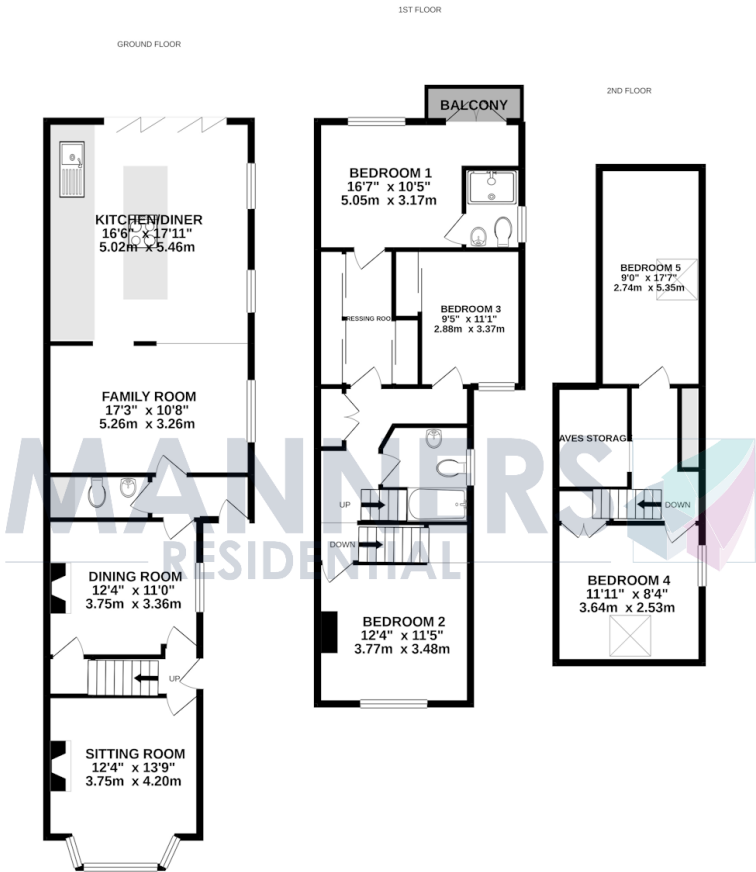
Description

Cleverly extended with modern family living in mind, this exceptionally spacious character home, offers versatile accommodation over three floors, and is located in a highly convenient position within walking distance of Woking town centre and mainline station, Horsell village and sought after local primary and secondary schools.

The outstanding feature of the property is an open plan living area to the rear of the house, which offers a recently refitted kitchen with built in appliances and a central island, as well as a good sized lounge and dining area. Bi-fold doors lead to a large sunny rear garden. Elsewhere on the ground floor you will find a cosy sitting room with an open fireplace, a formal dining room and a cloakroom. On the first floor, there is a principal bedroom with an en-suite shower room and french doors to a balcony, two further bedrooms and a family bathroom. Stairs lead to a second floor landing and two further bedrooms. To the front there is a driveway with parking for two cars, and to the rear the property enjoys the perfect sized family garden with two separate seating areas, a green house and a garden shed. NB The Landlord is retaining one outbuilding at the rear of the garden for storage purposes.

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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A	68 D	84 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.
Made with Metropix ©2021