

# MANNERS

## RESIDENTIAL

3 Bedroom House for Rent - £1,500 per month  
Manor Farm Cottages, Horsell, Woking, Surrey, GU21 4XT



### KEY FEATURES

- SEMI RURAL POSITION • LIVING ROOM - 3.93M X 3.34M • KITCHEN/BREAKFAST ROOM - 4.62M X 2.88M • BEDROOM ONE - 3.91M X 3.35M • BEDROOM TWO - 3.37M X 2.88M • BEDROOM THREE - 2.85M X 1.86M • AMPLE PARKING & LARGE GARDENS • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E40

## Description

Enviably located in a semi rural position between Horsell and Chobham, this three bedroom semi detached house has been comprehensively refurbished in recent years and is still immaculately presented throughout.

The accommodation comprises: entrance hall, good sized living room with fireplace and patio doors leading to the rear garden, large refitted kitchen/breakfast room, refitted bathroom suite with shower, stairs to first floor landing, three bedrooms, upstairs cloakroom, neutral carpets and curtains, fresh neutral décor, double glazing, electric radiator heating, driveway, good sized garden to the front, side and rear.

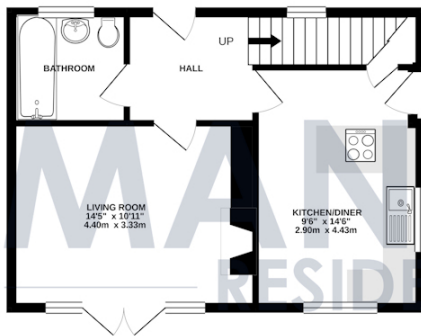
NB. This property is not on mains drainage.

**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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62   D
39-54	E	40   E	
21-38	F		
1-20	G		

GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 843 sq.ft. (78.3 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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