

# MANNERS

## RESIDENTIAL

3 Bedroom House for Rent - £1,500 per month

De Lara Way, Woking, Surrey, GU21 6NY



### KEY FEATURES

- END OF TERRACE NEO-GEORGIAN HOUSE
- THREE BEDROOMS
- LIVING/DINING ROOM
- MODERN KITCHEN
- DOUBLE GLAZING
- MODERN BATHROOM
- GARAGE IN A NEARBY BLOCK
- UNFURNISHED
- FIVE WEEK TENANCY DEPOSIT REQUIRED
- EPC RATING:- D57

## Description

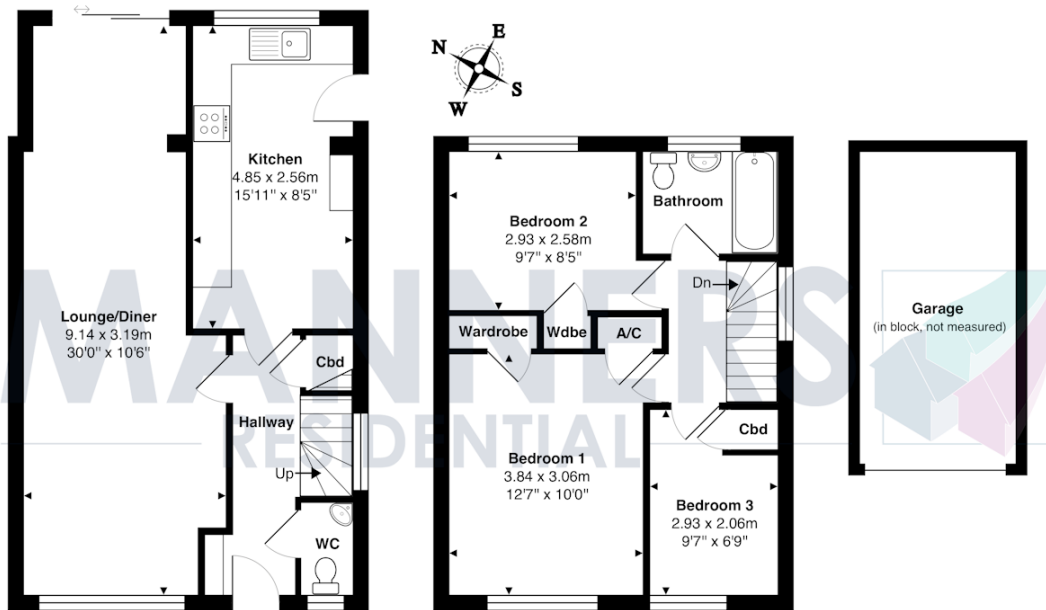
This end of terrace neo-Georgian town house is well presented and is located within walking distance of Goldsworth Primary School, Woking town centre and the mainline train station.

The accommodation comprises of entrance hall, downstairs refitted cloakroom, large lounge/dining room, modern kitchen with appliances, three good sized bedrooms, modern family bathroom with shower, fresh neutral décor, gas heating, double glazing, front and rear gardens with its own garage in a nearby block.

**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			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	Score	Current	Potential	Score
		81			77
		57			49



**Ground Floor**  
Approx. Gross Internal Area 47.3 m<sup>2</sup> ... 510 ft<sup>2</sup>

**1st Floor**  
Approx. Gross Internal Area 37.8 m<sup>2</sup> ... 407 ft<sup>2</sup>

Total Approx. Gross Internal Area 85.1 m<sup>2</sup> ... 917 ft<sup>2</sup> (excluding garage)

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