

# MANNERS

## RESIDENTIAL

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

Macdowall Road, Queen Elizabeth Park, Guildford, Surrey, GU2 9LD



### KEY FEATURES

- END OF TERRACE THREE STOREY HOUSE
- LARGE LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- MASTER BEDROOM WITH ENSUITE AND WARDROBE
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- GARAGE
- UNFURNISHED
- FIVE WEEK TENANCY DEPOSIT REQUIRED
- EPC RATING:- C75

## Description

Situated within the popular 57-acre parkland-style Queen Elizabeth Park development this immaculately presented end of terrace three bedroom town house benefits from having an adjacent driveway, garage and well thought out accommodation.

The accommodation being spread over three floors and comprises of entrance hall, cloakroom, kitchen/breakfast room with integral appliances, a large lounge/dining room which has a vaulted glass ceiling, stairs to first floor landing, guest bedroom, "Jack & Jill" family bathroom and wardrobes, bedroom three, second floor master bedroom suite with spacious en suite shower room and a walk-in wardrobe, double glazing, gas radiator heating, enclosed rear garden and attached garage.

**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.

