

# MANNERS

## RESIDENTIAL

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

Hillside Close, Knaphill, Woking, Surrey, GU21 2HR



### KEY FEATURES

- TERRACED HOUSE • TWO RECEPTION ROOMS • SEPARATE REFITTED KITCHEN • THREE BEDROOMS • REFITTED FOUR PIECE BATHROOM SUITE • GARDEN OFFICE WITH POWER AND LIGHT • GARAGE IN NEARBY BLOCK • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D67

## Description

Presented in excellent condition throughout this mid terrace house can be found in a quiet cul de sac within walking distance of the local shops and amenities in Knaphill.

The light and airy accommodation comprises of entrance hall, two reception rooms both with herringbone woodblock flooring, refitted kitchen with appliances, stairs and landing, bedroom one with fitted wardrobes, two further bedrooms, refitted four piece bathroom suite with shower cubicle, gas heating, double glazing and a garage in a nearby block. The landscaped rear garden is a great feature of this property with a large decked area, low maintenance gardens, seating areas and a garden office complete with power and light.

**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		86   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		