

# MANNERS

## RESIDENTIAL

3 Bedroom House for Rent - £1,950 per month

Kings Road, West End, Woking, Surrey, GU24 9LN



### KEY FEATURES

- BUILT IN 2017 • MODERN THREE BEDROOM SEMI • SPACIOUS LIVING ROOM • GOOD SIZED MODERN KITCHEN • THREE BEDROOMS • LUXURIOUSLY FITTED BATHROOM AND ENSUITE • ENCLOSED REAR GARDEN AND DRIVEWAY • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT • EPC RATING:- B87 / COUNCIL TAX BAND:- D

## Description

Having been built in 2017 to an exacting standard, this energy efficient (B rated) three bedroom semi detached house, provides spacious, light and airy accommodation and is located in a private road setting in the village of West End, offering access to Woking, Guildford, Camberley and the M3.

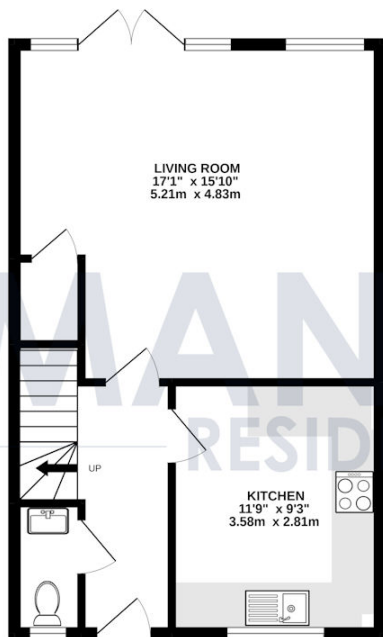
The accommodation, which is presented in fresh neutral tones throughout comprises: Entrance hall, cloakroom, spacious living room, modern fitted kitchen, stairs to first floor landing, master bedroom with luxurious en suite shower room, two further good sized bedrooms, family bathroom, gas c.h. double glazing, solar PV, enclosed garden to rear and side, driveway parking. N.B. Curtains not supplied by Landlord.

**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.

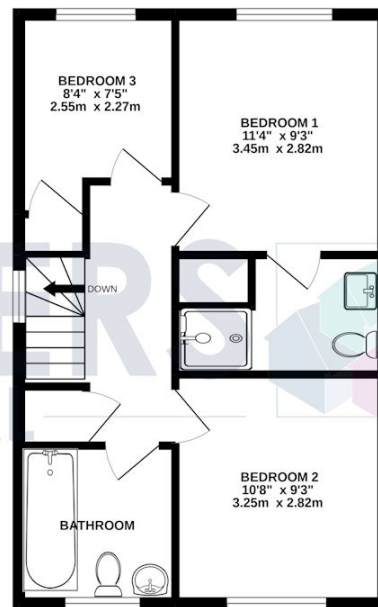
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	87   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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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