

# MANNERS

## RESIDENTIAL

2 Bedroom House for Rent - £1,350 per month

Westfield Grove, Westfield, Woking, Surrey, GU22 9PQ



### KEY FEATURES

- SEMI DETACHED BUNGALOW • RECENTLY REFURBISHED • DOUBLE ASPECT LIVING ROOM • TWO DOUBLE BEDROOMS • RECENT KITCHEN AND BATHROOM • DOUBLE GLAZING AND GAS CH • DRIVEWAY & GOOD SIZED GRDEN • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT • EPC RATING:- E48 / COUNCIL TAX BAND:- D

## Description

This light and airy two bedroom semi detached bungalow has been refurbished in recent years and benefits from driveway parking, a large rear garden and is conveniently located in a cul de sac position, close to shopping, recreational and schooling facilities in the local area, and within walking distance of Woking Town centre and mainline station via Woking Park.

The accommodation, which is double glazed, gas centrally heated and presented in fresh neutral tones comprises: Entrance hall, double aspect living room with open plan kitchen with appliances, double aspect master bedroom with patio doors to the rear garden, further double bedroom, white bathroom suite, driveway, large rear garden, (garage excluded).

**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 £100 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.

