

# MANNERS

## RESIDENTIAL

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

Royal Oak Road, Woking, Surrey, GU21 7PD



### KEY FEATURES

- SEMI DETACHED HOUSE • LIVING ROOM • DINING ROOM • KITCHEN • BEDROOM ONE • BEDROOM TWO • BEDROOM THREE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D63 / COUNCIL TAX BAND:- D

## Description

This spacious semi detached cottage provides sympathetically modernised family accommodation finished to a luxurious and exacting standard, whilst retaining numerous character features. The property is located in a sought after residential area to the west of Woking within walking distance of Goldsworth Primary School, the town centre and mainline station.

The accommodation, which is presented in neutral tones throughout comprises: Recessed entrance porch, entrance hall, living room with bay window and fireplace, separate dining room with fireplace and opening to a refitted kitchen with built in appliances including dishwasher, refitted bathroom with shower & window, stairs from the hallway leading to a galleried first floor landing, t...

**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.

