

# MANNERS

## RESIDENTIAL

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

Cavell Way, Knaphill, Woking, GU21 2TJ



### KEY FEATURES

- DETACHED FAMILY HOUSE • TWO RECEPTION ROOMS • REFITTED KITCHEN • MAIN BEDROOM WITH WARDROBES • THREE FURTHER BEDROOMS • REFITTED WHITE BATHROOM SUITE • DRIVEWAY & GARAGE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C59 / COUNCIL TAX BAND:- F

## Description

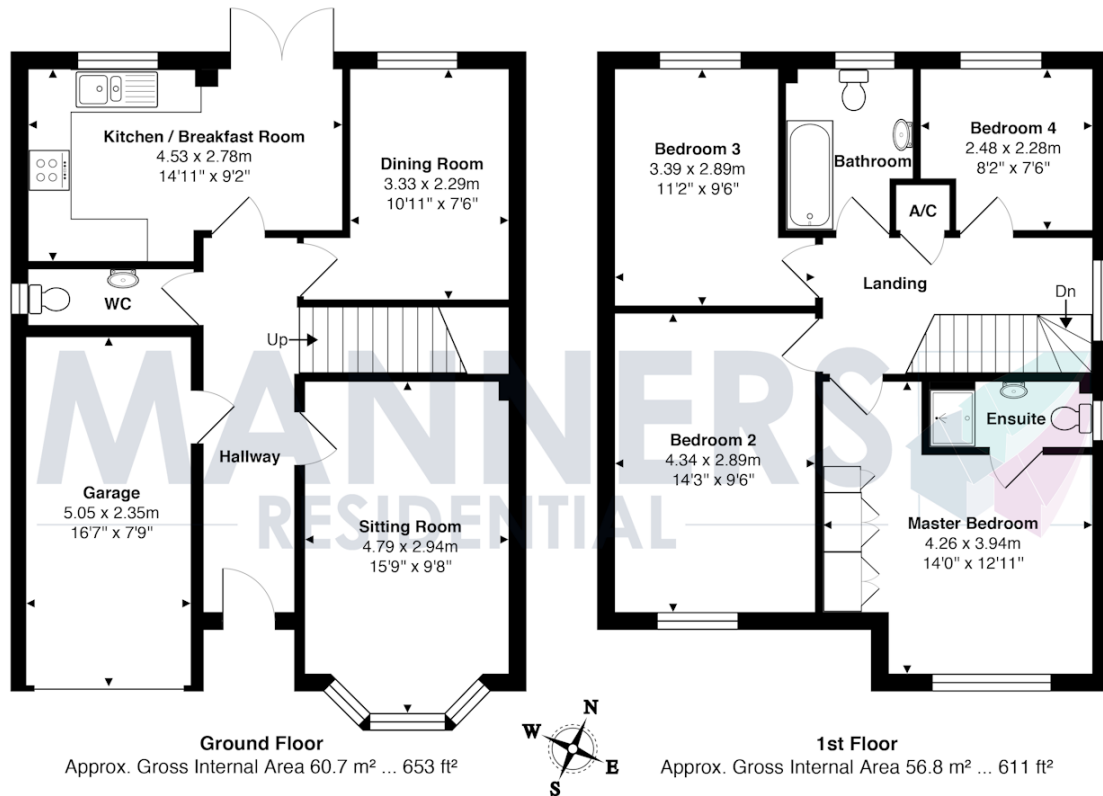
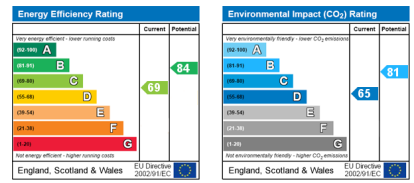
This well proportioned four bedroom detached family home is presented in exceptional condition throughout having been refurbished within the few of years.

The well presented and light & airy accommodation comprise: entrance hall, cloakroom, lounge with bay window, separate dining room, spacious refitted kitchen/breakfast room with appliances and access to the rear garden, landing, large main bedroom with built in wardrobes and refitted en suite shower, three further good sized bedrooms, refitted family bathroom, gas central heating, double glazing, neutral décor and carpets, driveway, integral garage (2.3m x 5m approx), enclosed rear garden.

Forming part of the sought after Brookwood manor development this home is convenie...

**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.



Total Approx. Gross Internal Area 117.5 m<sup>2</sup> ... 1265 ft<sup>2</sup>  
All measurements are approximate and for display purposes only. Not to scale.