

MANNERS

RESIDENTIAL

3 Bedroom House for Rent - £2,150 per month

Westfield Road, Mayford, Woking, Surrey, GU22 9QP



KEY FEATURES

- DETACHED BUNGALOW 5 MINS DRIVE FROM TOWN • THREE BEDROOMS • ONE BATHROOM & ONE SHOWER ROOM & W.C. • TWO RECEPTION ROOMS • CONSERVATORY & LARGE GARDEN • SOME GARDENING SERVICES INCLUDED IN RENT • DRIVEWAY & GARAGE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING: - D61 / COUNCIL TAX BAND: - F

Description

This attractive detached family bungalow offers bright, spacious and versatile accommodation. It's benefits from a large & secluded garden and is also located in a highly sought after residential area.

The accommodation which is presented in neutral tones throughout comprises: fully enclosed entrance porch, entrance hall, refitted cloakroom, large double aspect living room with access to the garden, separate dining room, refitted kitchen with appliances including dishwasher, large conservatory, three bedrooms, refitted bathroom, separate refitted shower room, separate w.c., neutral decor, neutral carpets and floor coverings.

The property is within a 2 mile drive of Woking town centre and mainline station. Worplesdon railway station is approximately a mile away on foot and with a direct line into Waterloo this train station provides an alternative, and convenient, option for commuters.

Exterior

Outside - The property has a driveway leading to attached garage and a wonderful extensive rear garden which is large, private & secluded. N.B. The rent includes some gardening services.

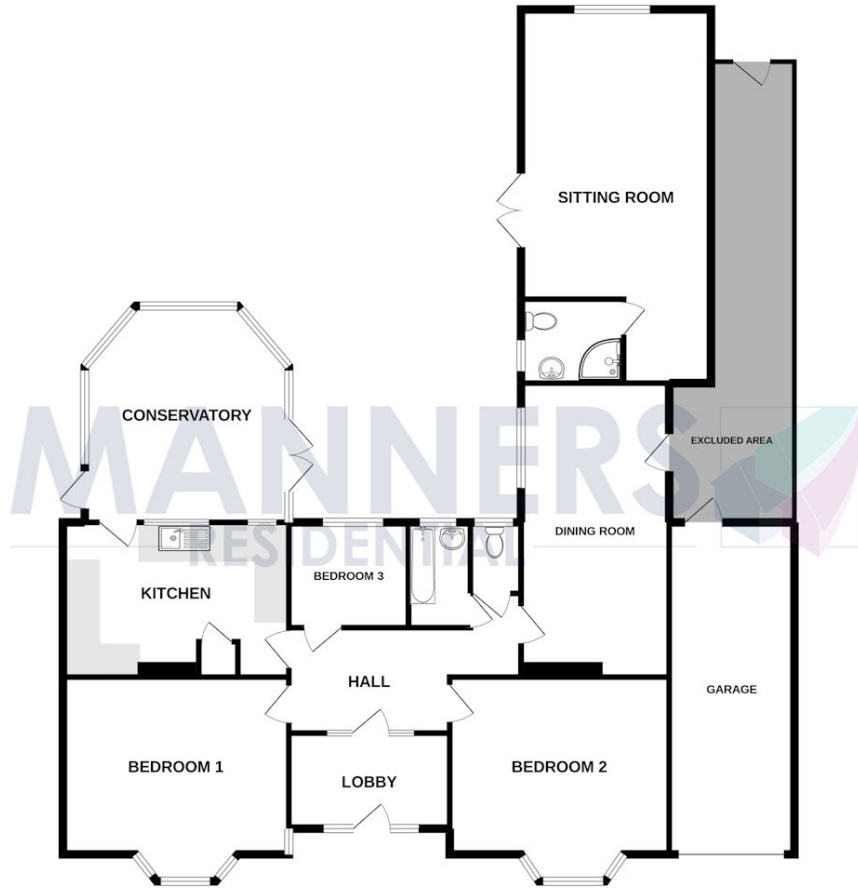
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information: N.B. Both lofts & shed behind the garage are excluded from the tenancy.

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.

GROUND FLOOR



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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