

# MANNERS

## RESIDENTIAL

4 Bedroom House for Rent - £3,000 per month

Firbank Lane, Woking, Surrey, GU21 7QS



### KEY FEATURES

- DETACHED CHALET BUNGALOW • TWO RECEPTION ROOMS PLUS CONSERVATORY • KITCHEN & OPEN PLAN DINING ROOM • FOUR DOUBLE BEDROOMS • THREE BATHROOMS • LARGE DRIVEWAY & DOUBLE GARAGE • IMPRESSIVE & MAINTAINED GROUNDS • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D61 / COUNCIL TAX BAND:- G

## Description

This impressive four bedroom detached chalet bungalow is set amongst mature and secluded grounds and is located within a leafy road on the fringes of Hook Heath with easy access to Woking town centre and mainline station.

On the ground floor you will find versatile accommodation comprising of an entrance hallway, living room with separate conservatory, family room, a well appointed kitchen open plan to the dining area which has a vaulted ceiling and beautiful views over the gardens and a separate utility room. You will also find two double bedrooms, a three piece shower room and a further three piece bathroom. A turning staircase leads up to the first floor where you'll find two double bedrooms and a three piece bathroom.

This spacious home is approached via a sweeping gravel driveway which offers ample parking and leads to a double garage. The most notable feature of this property has to be the beautifully landscaped gardens, complete with a large patio, being maintained by the Landlords throughout the Tenancy.

**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.

Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating			
Best energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
A	92-100			A	30-35		
B	81-91			B	36-40		
C	69-80			C	41-45		
D	55-68			D	46-50		
E	39-54			E	51-55		
F	21-38			F	56-60		
G	1-20			G	61-65		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	

