

MANNERS

RESIDENTIAL

4 Bedroom House for Rent - £3,500 per month

St Catherines, Hook Heath, Woking, Surrey, GU22 0HW



KEY FEATURES

- DETACHED FAMILY HOME • THREE RECEPTACLES + CONSERVATORY • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • FOUR BEDROOMS • TWO BATHROOMS • DRIVEWAY AND GARAGE • SECLUDED MATURE REAR GARDEN • UNFURNISHED • EPC:- D68 / COUNCIL TAX BAND:- G

Description

This attractive family home offers extensive bright and spacious accommodation as well as a mature and secluded rear garden. Located in the highly regarded Hook Heath area this home is within a short drive of Woking town centre and mainline station.

The accommodation comprises: reception hall, cloakroom, L shaped open plan living area leading onto an all year round conservatory, large kitchen/ breakfast room with built in appliances, family room, study, utility room and downstairs cloakroom.

On the first floor you will find a galleried first floor landing, master bedroom with walk in wardrobe and en suite bathroom, three further double bedrooms and a family bathroom.

Exterior

Outside - The property has a driveway with plenty of off street parking that leads to an attached garage, and also enjoys a good sized, well stocked and secluded garden to the rear.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.

Floorplan(s)

