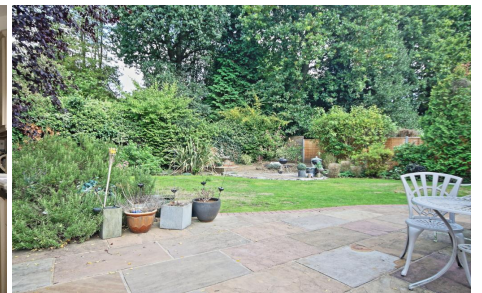


MANNERS

RESIDENTIAL

5 Bedroom House for Rent - £4,250 per month

White Rose Lane, Woking, Surrey, GU22 7JA



KEY FEATURES

- DETACHED FAMILY HOUSE • CHARACTER FEATURES • THREE/FOUR RECEPTION ROOMS • FIVE BEDROOMS • THREE BATHROOMS • MATURE ENCLOSED REAR GARDEN • IN AND OUT DRIVEWAY • UNFURNISHED • 5 OR 6 WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E42 / COUNCIL TAX BAND:- F

Description

An attractive bay fronted five bedroom detached family house built in the 1920's, and still retaining many character features, located within a stones throw of Woking town centre with its mainline train station.

Offering light and spacious accommodation, spread over three floors, this home comprises of three large reception rooms, a stunning kitchen with open plan breakfast room, downstairs cloakroom with utility room.

A turning staircase, with a stained-glass window leads to a half landing and cloakroom, and then onto the first floor where you will find four bedrooms, two with ensuite bathrooms and a further family bathroom. Stairs from the landing lead to a further bedroom with en suite facilities.

Exterior

Outside - Outside the property has a fully enclosed and mature rear garden as well as an in out driveway.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	42 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.