



ROUNDHILL DRIVE WOKING GU22
£4,000 PER MONTH AVAILABLE 06/07/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Roundhill Drive Woking GU22

£4,000 Per Month
Unfurnished

 **4 Bedrooms**
 **2 Bathrooms**
 **3 Receptions**

Features

Detached, Living Room, Dining Room, Kitchen, Utility Room, Dining Room, Reception Room, Cloakroom, 4 Bedrooms, En suite, Family Bathroom, Garage, Shed, Garden

Council Tax

Council Tax Band G

Hamptons

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{ A WONDERFUL 4 BEDROOM FAMILY HOME. EPC: E

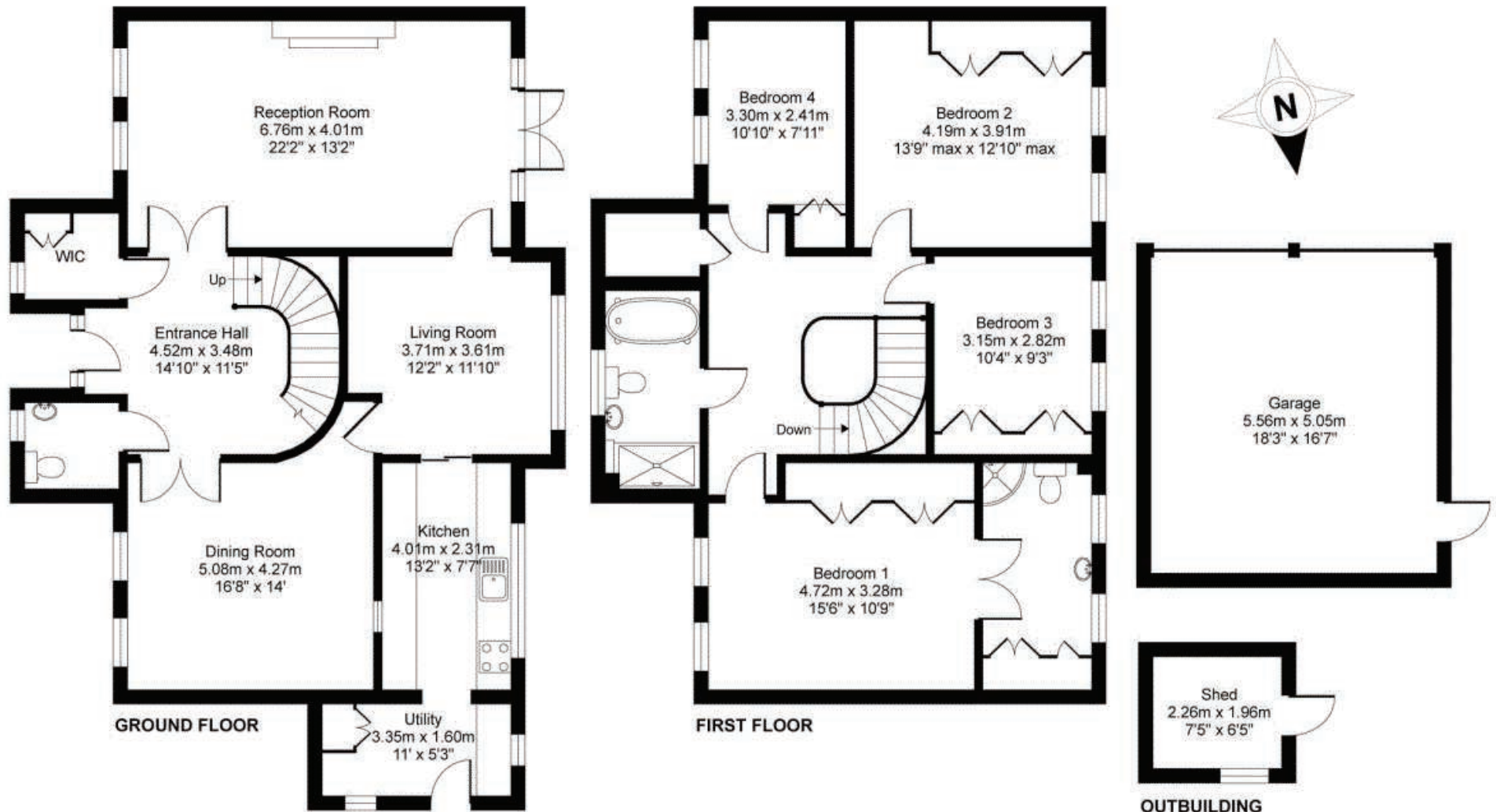
The Property

A fantastic 4 bedroom family home located approximately 1.4 miles from Woking town centre. The property features a stunning spiral staircase, feature fire place and extremely high quality fixtures and fittings. This house has been extensively renovated by the current owners to maximise the accommodation to provide excellent family and entertaining space. The property stands in approximately 0.5 of an acre. There is ample off street parking for several cars.

Location

Located in a highly sought after area and conveniently situated moments from the wide range of shops, bars pubs and restaurants of central Woking, while the excellent transport links of Woking Station are also close by. Woking offers a varied range of high quality shops and restaurants as well as further mainline train station to London Waterloo in approximately 27 minutes. For the motorist there is access to the A3 which connects with the M25 giving access to the main motorway network and Heathrow and Gatwick airports. For the outdoor enthusiast, this area is always well suited to walking and riding in the open countryside.





Roundhill Drive, Woking, GU22

APPROX. GROSS INTERNAL FLOOR AREA 2305 SQ FT 214.1 SQ METRES (EXCLUDES OUTBUILDING & INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs | A | | 100 |
| | B | | |
| | C | | |
| | D | | |
| | E | 40 | |
| | F | | |
| Not energy efficient - higher running costs | G | | |

England & Wales EU Directive 2002/91/EC

