



{ FENNS LANE, WEST END, WOKING GU24  
£4,500 PER MONTH AVAILABLE 20/11/2025

Hamptons  
THE HOME EXPERTS

# { THE PARTICULARS

Fenns Lane, West End, Woking  
GU24

£4,500 Per Month  
Furnished

 4 Bedrooms  
 2 Bathrooms  
 3 Receptions

## Council Tax

Hamptons  
Council tax band not specified  
6 Broomhall Buildings  
Sunningdale, SL5 0DU  
01344 873081  
sunningdalelettings@hamptons.co.uk  
www.hamptons.co.uk

## The Property

This impressive property is accessed via electric gates where a large shingled driveway provides parking for multiple cars and leads you up to the property. The accommodation offered exceeds 2950 sqft and includes five well-proportioned bedrooms with an impressive master suite benefitting from a range of built-in wardrobes and en-suite shower room. The remaining bedrooms share the use of a family bathroom fitted with a traditional suite that includes a luxurious roll top bath. Further accommodation includes a dining room with added addition of a home bar, ideal for those who like to entertain. Continuing the character theme is a cottage-style kitchen/breakfast room fitted with an extensive range of base and eye level units that are perfectly complimented by granite worktops whilst integrated appliances include an Aga, gas hob, double oven and dishwasher. Completing the accommodation offered is a utility room, play room, two w/c's and impressive games room that is a recent addition above the double garage. Outside is a rear garden that offers complete privacy and seclusion.

## Location

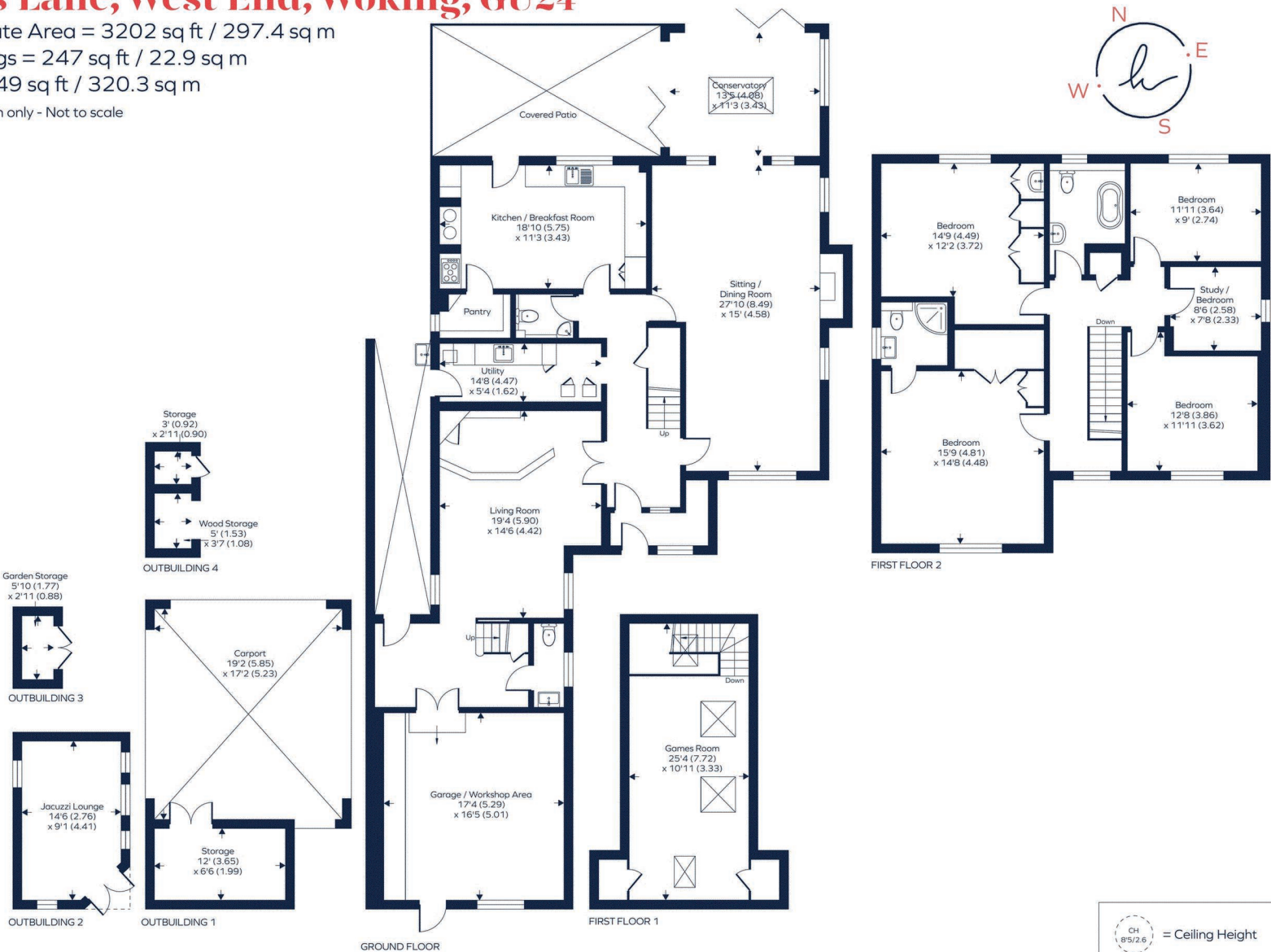
West End village is conveniently located for access to Junction 3 of the M3 which in turn gives access to both Heathrow and Gatwick international airports. Education is well catered for with two excellent schools, the highly regarded Gordons School and Holy Trinity primary school. The Gosden Parade provides a good range of shops to include a news agents, butchers, hairdressers and coffee shop. Local dining is also excellent with the Inn At West End directly in the village

whilst local Chobham village also offers several similar pub/restaurants. Brookwood station is approximately 2.3 miles with a regular direct service to Waterloo.



Fenns Lane, West End, Woking, GU24

Approximate Area = 3202 sq ft / 297.4 sq m  
Outbuildings = 247 sq ft / 22.9 sq m  
Total = 3449 sq ft / 320.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hamptons, REF: 1359160

CH  
8'5"/2.6

= Ceiling Height

= Reduced headroom below 1.5m

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                         |                         |           |
|--------------------------------------------------|-------------------------|-----------|
| How energy efficient does this building perform? |                         |           |
|                                                  | Current                 | Potential |
| 92-100<br>A                                      |                         |           |
| 81-91<br>B                                       |                         |           |
| 69-80<br>C                                       |                         |           |
| 55-68<br>D                                       |                         |           |
| 49-54<br>E                                       |                         |           |
| 45-48<br>F                                       |                         |           |
| 35-44<br>G                                       |                         |           |
| Not energy efficient - higher rating costs       |                         |           |
| England & Wales                                  | EU Directive 2002/91/EC |           |

