



Delta Road | Chobham | | GU24 8PZ

£4,750 PCM

Waterfords W
Residential Sales & Lettings

Delta Road | Chobham
| GU24 8PZ
£4,750 PCM

Welcome to Delta Road, Chobham - a stunning five-bedroom detached house that exudes elegance and modern charm. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With two bathrooms, there will be no more morning rush-hour queues!

- Five Bedroom Family Home
- Large Drive Way With Electric Gate And Garage
- 12 Month Let Minimum
- Enclosed Rear Garden
- Stunning Contemporary Finish
- Spread Across Three Floors
- EPC Rating of 103, A+
- Council Tax Band TBC
- New Build - Available Now Unfurnished
- Alarm System And Solar Panels

Waterfords is proud to present this unique rental opportunity: a stunning brand-new five-bedroom family home. Upon arrival, you will be greeted by an electric gate leading to a large driveway with ample car parking space. As you enter the property, a spacious entrance hallway welcomes you, with two reception rooms on





either side. One of these rooms features a bay window and a log burner. At the end of the hallway, you will find a very large reception room and a kitchen/dining room, offering ultimate flexible living opportunities. The kitchen, finished with quartz worktops, boasts integrated appliances such as a dishwasher, fridge freezer, double oven, hob, and features a central island and breakfast bar. Just off the kitchen, there is a utility room equipped with a washing machine, separate dryer, an additional sink, and access to the rear garden. The ground floor also includes a convenient W/C. At the back of the property, double doors lead to a large patio and a rear garden seeded with high-quality fairway grass. On the first floor, you will find four well-proportioned, carpeted double bedrooms, with the master bedroom featuring a bay window and an en-suite bathroom. Additionally, there is a beautifully finished family bathroom with a bath and overhead shower. All toilets and bathrooms are equipped with under-unit lighting for ease at night. The second floor offers a versatile extra room that can be used as a fifth bedroom, office, study, or guest room, adding to the property's flexibility. Further benefits of this property include electric car charging points, sensor parking lighting, solar panels, a detached garage with an electric door, and a Verisure alarm system. The property finally promotes a 103 EPC rating (A+), enabling low monthly utilities bills. Available now on an unfurnished basis.

EPC Rating: A+ (103), Council Tax Band: TBC, Min Term 6 months, Minimum household income required for referencing: £150,000. Rent does not include utilities, the tenancy deposit and any other permitted payments. 5 Week Deposit payable equals £5769.23 which will be registered with the TDS. A capped value Holding Deposit of 400.00, is required to reserve this property. We are able to secure tenants fantastic deals for broadband and TV with Virgin Media through one of our third party platforms, please contact our team if you wish for more information.



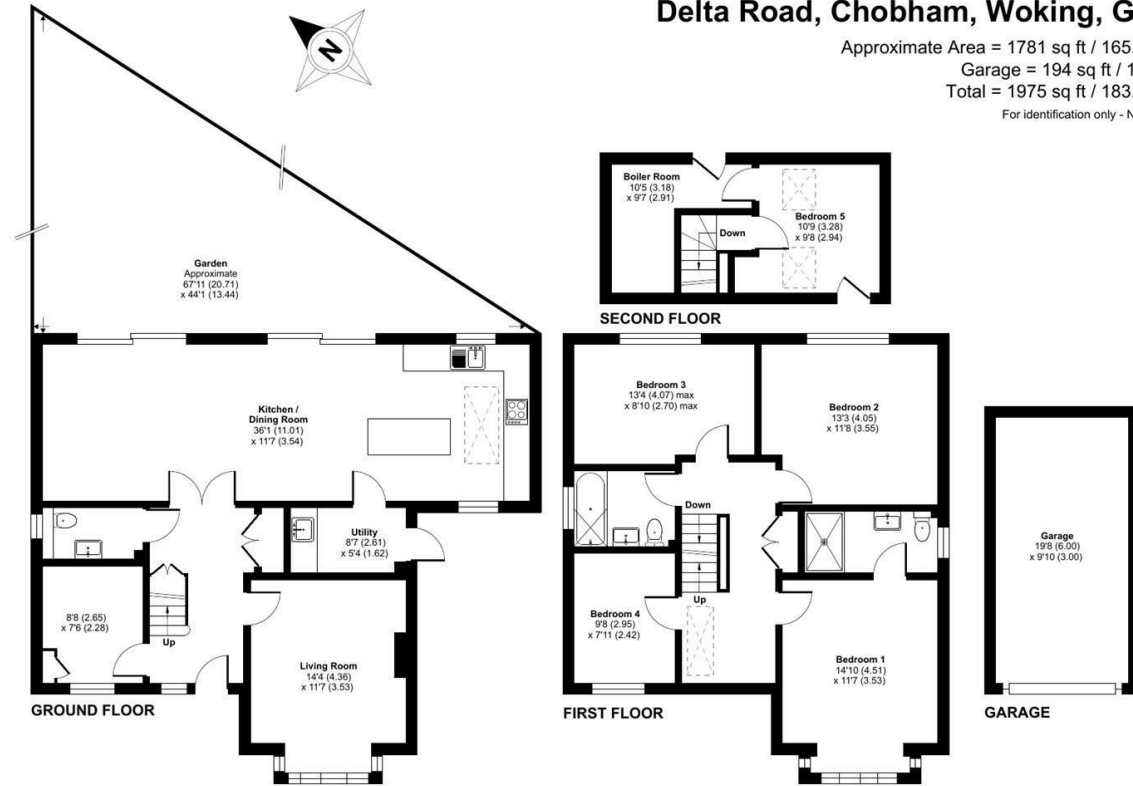
Delta Road, Chobham, Woking, GU24

Approximate Area = 1781 sq ft / 165.4 sq m

Garage = 194 sq ft / 18 sq m

Total = 1975 sq ft / 183.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Waterfords. REF: 1161852



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(12 plus) A	100	100
(91-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(14-38)	F		
Not energy efficient - higher running costs	(1-20)	G	

England & Wales EU Directive 2002/91/EC

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