



Room 3

Kingfield Gardens | Woking | GU22 9DY

£675 Per Month



**LEAFY
ESTATES**

Key features

- Spacious Double Room in Woking GU22
- Woking Station – 15 minutes walk
- Spacious Shared Living Room With Smart TV
- Close To Woking Station - Walking Distance
- Spacious Shared Garden
- Modern Design With Wooden Flooring



Description

DOUBLE ROOM TO RENT – WOKING

This spacious double room has been designed for working professionals looking for comfort, convenience, and a well-managed home. The property is within walking distance of Woking Station, Woking Community Hospital, and local shops.

ROOM FEATURES

- Double-size bed
- Wardrobe and storage space
- Super-speed broadband
- Constant hot water
- Access to a large shared kitchen

ALL BILLS INCLUDED

- Council Tax
- Electricity
- Gas
- Water
- Broadband

LOCATION – WOKING

- Woking Community Hospital – approx. 15 minutes walk
- Woking Station – approx. 15 minutes walk
- Nearest local shop – approx. 5 minutes walk
- Nearest supermarket – approx. 10 minutes walk

PROPERTY DETAILS

The property is currently occupied by working professionals in a mixed-gender household. Weekly professional cleaning is provided by the housekeeping team.

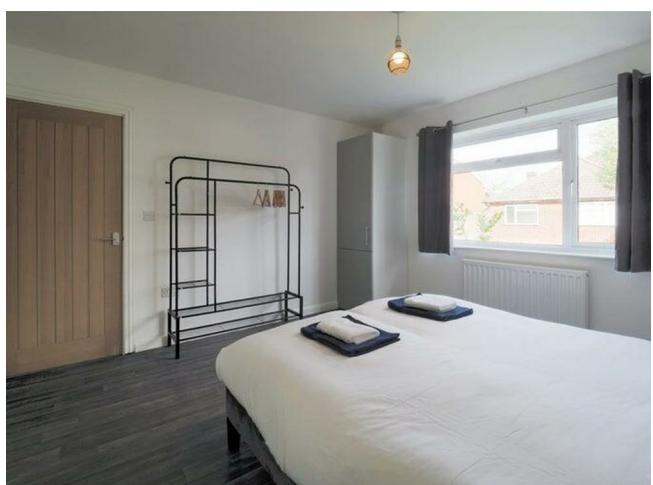
Tenants can apply for on-street parking permits from the local council, subject to availability.

EPC Rating: D
Council Tax Band: E

Contact us today to arrange a viewing.



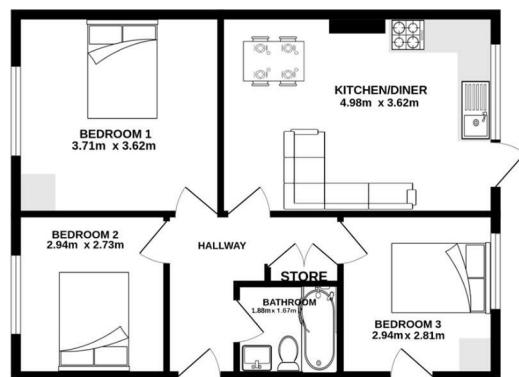
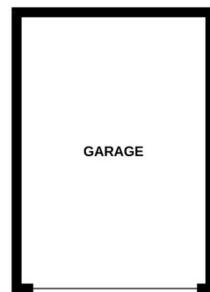
Directions





Floor plans

GROUND FLOOR
(74.3 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy that may occur. The floorplan is provided for guidance only and should not be relied on as to the precise layout of the property. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band E EPC Rating



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