



**A STUNNING THREE BEDROOM BUNGALOW SITUATED IN A QUIET CUL DE SAC CLOSE
TO GOLDSWORTH PARK LAKE AND BASINGSTOKE CANAL.**

MARTINDALE ROAD
WOKING, SURREY, GU21 3PJ

Unfurnished, £2,250 pcm + fees and other charges apply.*
Available from 14/10/2019



MARTINDALE ROAD

WOKING, SURREY, GU21 3PJ

£2,250 pcm Unfurnished

- 3 Bedrooms • 3 Bathrooms • 1 Reception
- Refurbished to a high standard • 3 Sets of Bi-Fold doors
- Modern fitted kitchen • Exposed beams • Garage
- Off street parking for 3 cars • Underfloor heating in the bathrooms
- Available mid October • EPC Rating = C • Council Tax = E

Situation

Woking is an increasingly popular commuter location. The surrounding areas combine idyllic rural settings with close proximity to the capital. The town centre offers a range of popular high street stores and individual boutiques alongside a theatre and cinema. Numerous pubs and restaurants can be found across the region. Woking station has a regular service to London Waterloo, taking approximately 26 minutes. Junction 11 of the M25 is 5.3 miles away from the town centre. Central London is approximately 28.6 miles away via the M25, M3 and A316. Heathrow Airport is within 14 miles. The local area is served by an excellent selection of state and private schools for all ages. There is a plethora of leisure facilities in addition to the open countryside, small villages and high street shopping. These include golf courses, football and rugby clubs.

Description

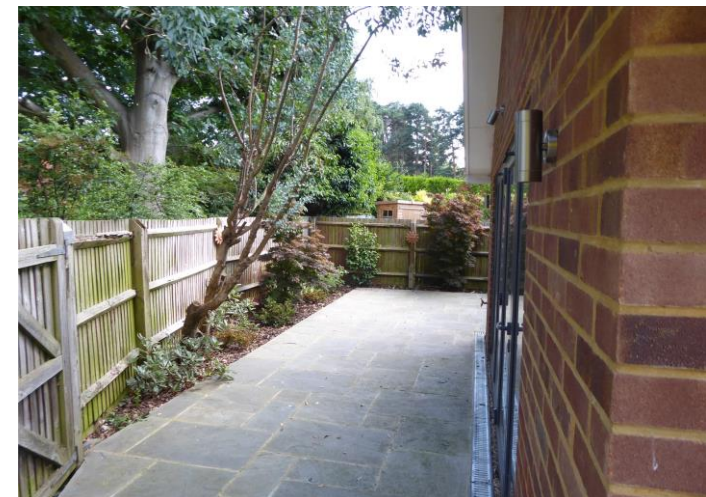
The property has been refurbished to a high standard including modern high technology fittings including solar powered Velux roof windows. The property offers three bedrooms (master bedroom is set up as an annexe with kitchen area and en suite wet room with full disability facility and access) a further en suite shower room to the second bedroom and family bathroom with bath and overhead shower, lounge area, open plan modern fitted kitchen breakfast bar and with exposed beams, high gloss kitchen and integrated appliances and three sets of bi fold doors on the back and side of the house leading to the rear garden. The property further benefits from having a private rear garden, garage, off street parking for up to three cars, two security alarm systems, solid wood flooring throughout and underfloor heating in the bathrooms.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

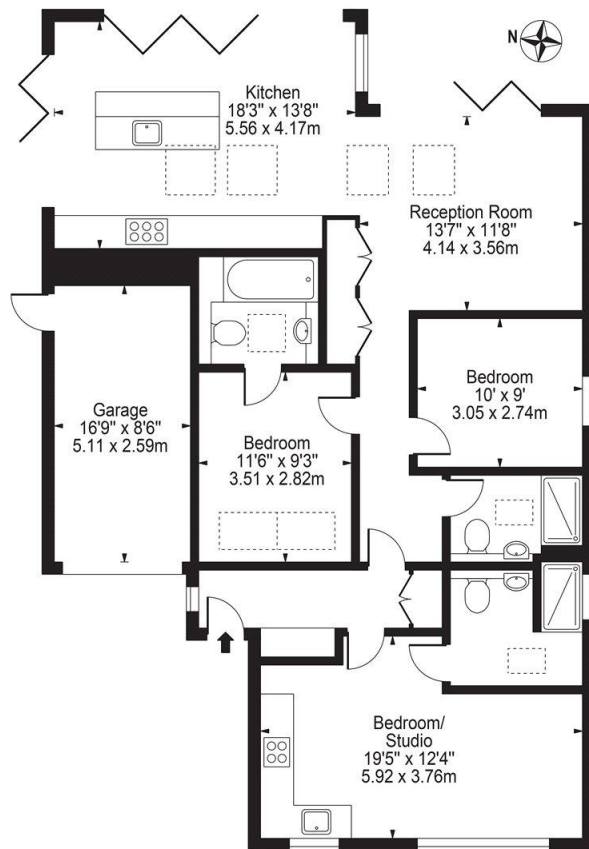


Martindale Road, GU21

Approx. Gross Internal Area 1144 Sq Ft - 106.28 Sq M

(Excluding Garage)

Approx. Gross Internal Area Of Garage 142 Sq Ft - 13.23 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

FLOORPLANS

Gross internal area: 1286 sq ft, 119.5 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	69	83
England, Scotland & Wales EU Directive 2002/91/EC		



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190806MRCN

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Sunningdale Lettings

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