



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



Description

The House

Three off-suite room with a shared bathroom are designed for working professionals who are looking for comfort, space & top-tier amenities.

The Room

This spacious double room has been designed around the core set of services we offer our tenants:

Double-size bed
Large shared Kitchen
Super-speed Broadband
Constant hot water
Wardrobe & storage spaces

All utilities are covered in the rental price, including:

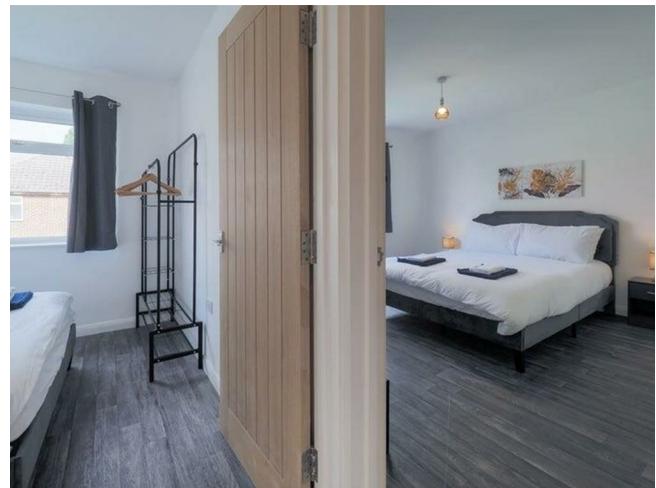
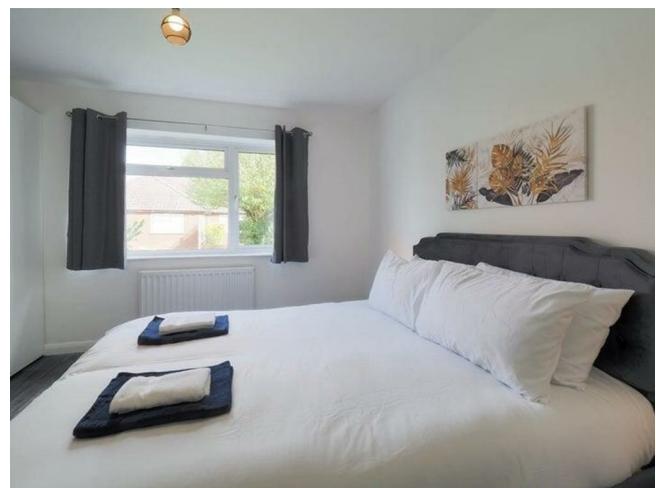
-Council tax
-Electricity
-Gas
-Water
-Broadband

The Location

Woking Community Hospital—15 minutes walk
Woking Station – 15 minutes walk
Nearest Local Shop - 5 minutes walk
Nearest Supermarket - 10 minutes walk

The Property

The property is currently occupied by working professionals in a mixed-gender



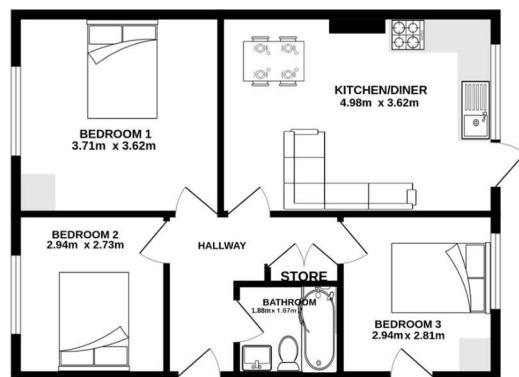
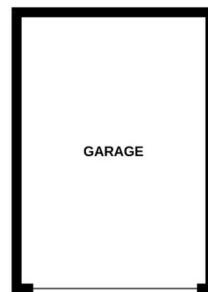
Directions





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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