



GOODACRE CLOSE, WEYBRIDGE, KT13
£3,900 PER MONTH

SET JUST OFF ST. GEORGES AVENUE IN A SMALL PRIVATE RESIDENTIAL CLOSE, THIS BEAUTIFULLY PRESENTED THREE STOREY FAMILY HOUSE

DESCRIPTION:

Located just off St. Georges Avenue in a small private residential close is this beautifully presented three storey family house.

The ground floor consists of a large kitchen/dining room and direct access onto the garden which is a perfect sun trap. There is a downstairs cloakroom, study/playroom and separate dining room. The first floor comprises a large comfortable reception room and two well-proportioned bedrooms and the family bathroom. The second floor two larger sized double bedrooms - both with en-suite bathrooms

AT A GLANCE



Weybridge | 01932 854400 | weybridge@winkworth.co.uk

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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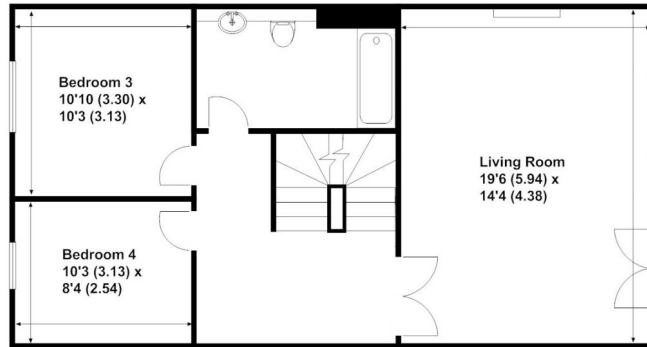
for every step...



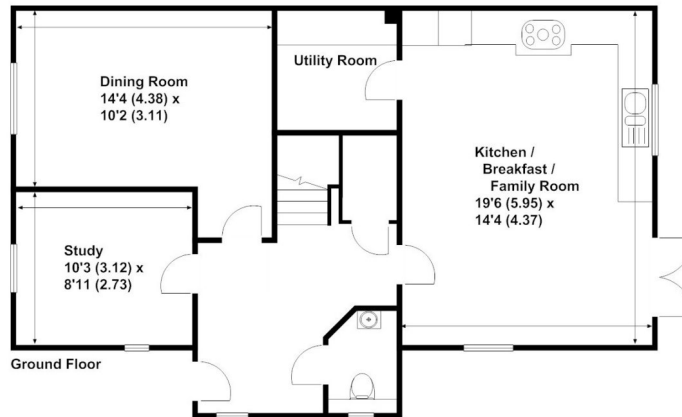




Second Floor



First Floor



Ground Floor

Approximate Gross Internal Floor Area - 2207 sq/ft - 205 m/sq

In accordance with the Property Misdescription Act 1991, Winkworth has prepared these sales particulars for general guidance purposes only. They do not form or constitute any part of an offer or contract. The services, systems and appliances listed in these details have not been tested by us, and no guarantee is given to their operational ability or efficiency. Lease details, service charges and ground rent are given as a guide and should be checked by your solicitor prior to exchange of contracts. These plans are not drawn to scale and are for representational purposes only. Created by www.visionwithin.co.uk

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: £4500.00

Holding Deposit: £900.00

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-59)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		77	84
EU Directive 2002/91/EC			

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