



Hockering Corner, Hockering Road, Woking GU22 7HG

£4,000 pcm



# Hockering Corner, Hockering Road, Woking GU22 7HG

\*\*\*\* BEAUTIFULLY PRESENTED THROUGHOUT

\*\*\*\* LARGE PRIVATE ENCLOSED GARDEN \*\*\*\*

This extremely well presented three/ four double bedroom detached house is located in one of Woking's most popular roads and offers spacious and light accommodation throughout.

The ground floor comprises hallway leading to the spacious reception room and dining room both offering access to the 0.5 acre private enclosed garden, modern kitchen with appliances, utility room, downstairs cloakroom, study/ bedroom, shower room, final bedroom with further access to the garden.

The first floor offers two further large double bedrooms, bathroom suite and ample built in storage.

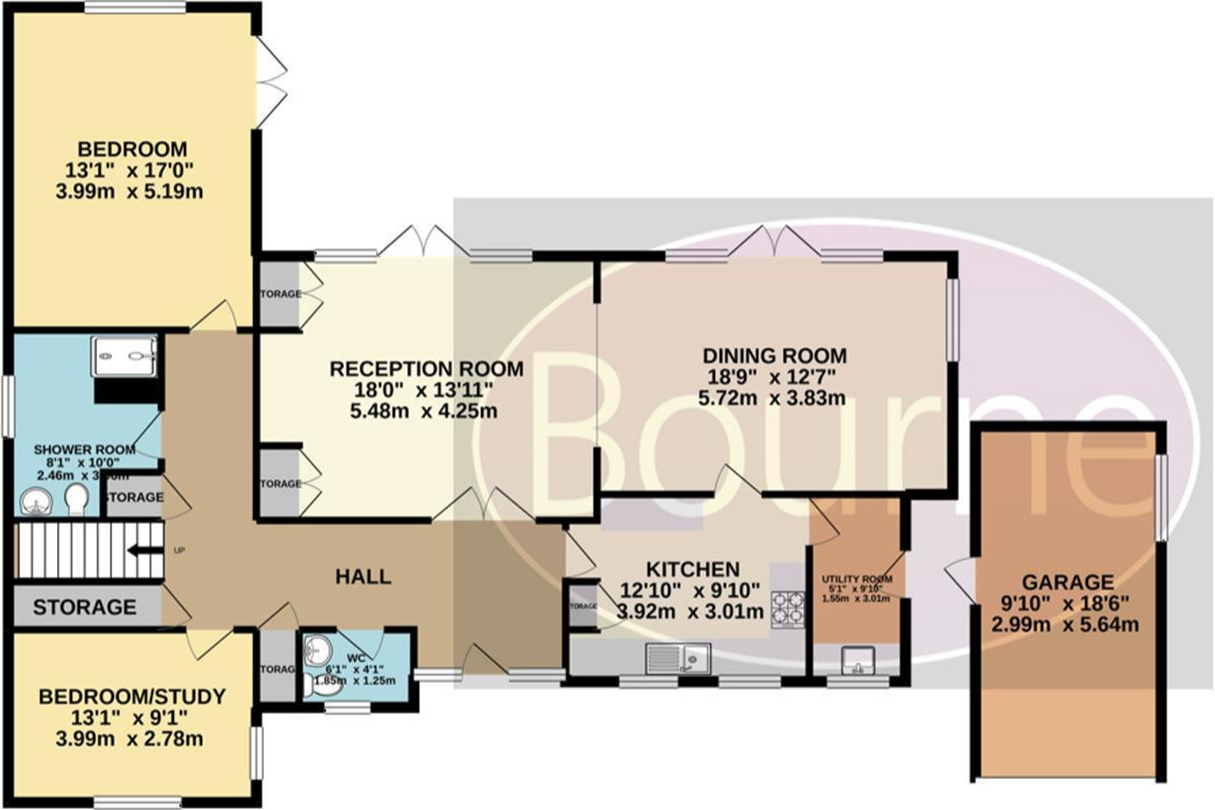
Further features include garage and carriageway drive.

- Detached house
- Two reception rooms
- 3/4 bedrooms
- Well presented throughout
- Modern kitchen with appliances
- Private enclosed garden
- Shower room and bathroom suite
- Carriage driveway & garage
- Unfurnished
- Available: December

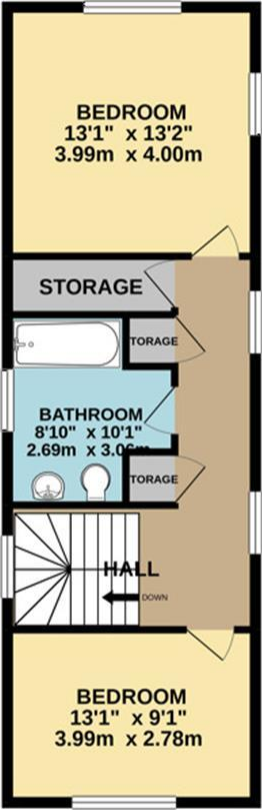


# Floor Plan

GROUND FLOOR  
1534 sq.ft. (142.5 sq.m.) approx.

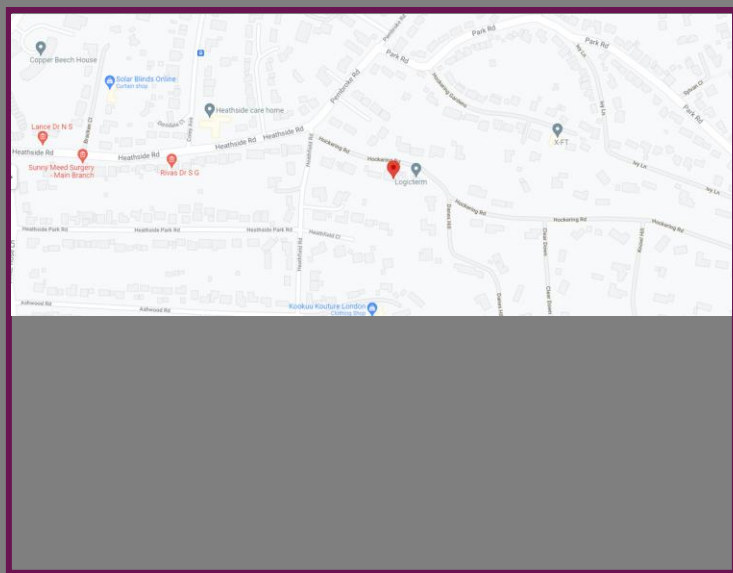


1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



# Location

Hockering Road is located within a couple of miles of Woking town centre and is positioned within a private gated development.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	80   C
39-54	E		
21-38	F		
1-20	G		



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

**Woking Office :** 36 Commercial Way, Woking, Surrey, GU21 6EN

**Sales:** 01483 722244 | **Lettings:** 01483 722244 | **Web:** [www.Bourneestateagents.com](http://www.Bourneestateagents.com)

**Email:** [woking@bourneestateagents.com](mailto:woking@bourneestateagents.com) | **Lettings:** [wokinglettings@bourneestateagents.com](mailto:wokinglettings@bourneestateagents.com)