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Ambleside Road
Lightwater, Surrey

Johnson & Jones

160 Ambleside Road Lightwater, GU18 5UW

£3,000 PCM

Having been fully refurbished by the current owners Johnson & Jones are delighted to bring to the market this three bedroom detached family home on the residential Ambleside Road in Lightwater.

Upon entry you are welcomed into a spacious and bright entrance hall providing access into the majority of the downstairs rooms. To the front there is a spacious living room with front aspect and french doors leading through to the rear kitchen diner which has bi fold doors onto the garden as well as a brand new kitchen with integrated appliances and a breakfast bar. Furthermore, there is a utility room which has a basin and also boasts space for a washing machine/dryer. There is also a downstairs study room which could have a number of uses from a guest bedroom to Children's nursery. There is also an integrated garage as well as a downstairs wc and stunning herringbone flooring throughout!

On the first floor there are three fantastic sized double bedrooms which have all been fitted with brand new carpets and have been neutrally decorated. The master bedroom boasts a stunning luxury marble tiled en suite which includes a walk in shower, basin, wc and a wall mounted LED mirror. Separately the family bathroom is equally as stunning and has marble tiled walls, patterned tile flooring, a bathtub with an overhead shower and crittall style shower door, wc, basin and a wall mounted LED mirror.

Externally, the rear garden is enclosed and has a patio area as well as a large lawn space. To the front there is a large driveway offering parking for several vehicles. The property is in very close proximity to the M3 which offers direct links to London and the South Coast. Woking & Brookwood Stations are a short drive away which both offer direct trains to London Waterloo.

Further benefits include a brand new Worcester Bosch gas boiler, double glazed windows and it being available fully furnished!

Available Date: 1st July 2024

Council Tax Band F: £3,448.15

Deposit: £3,461



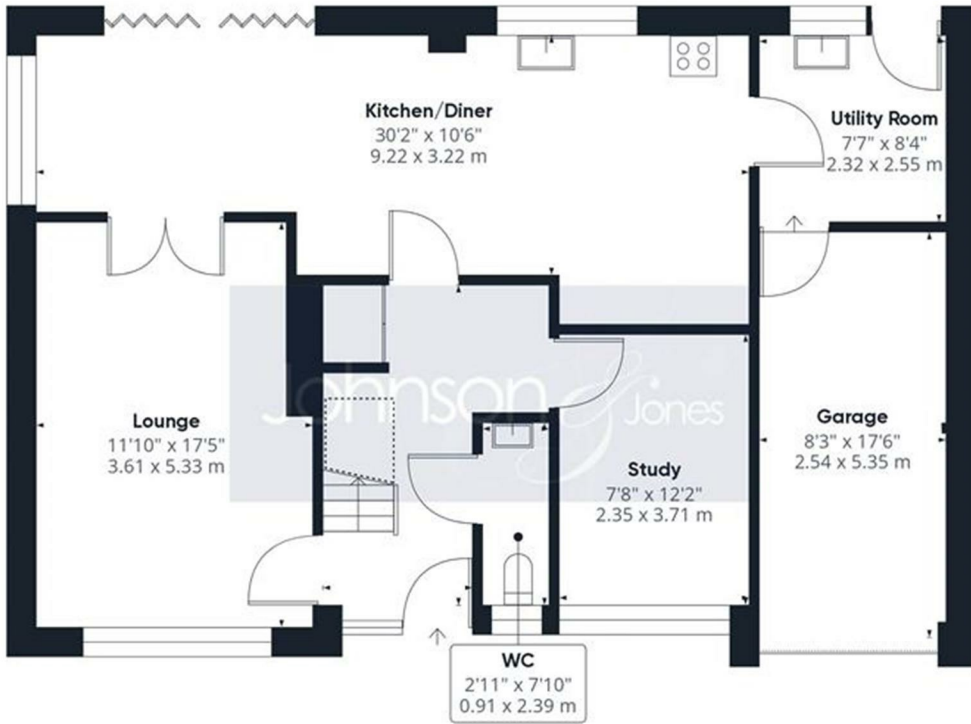
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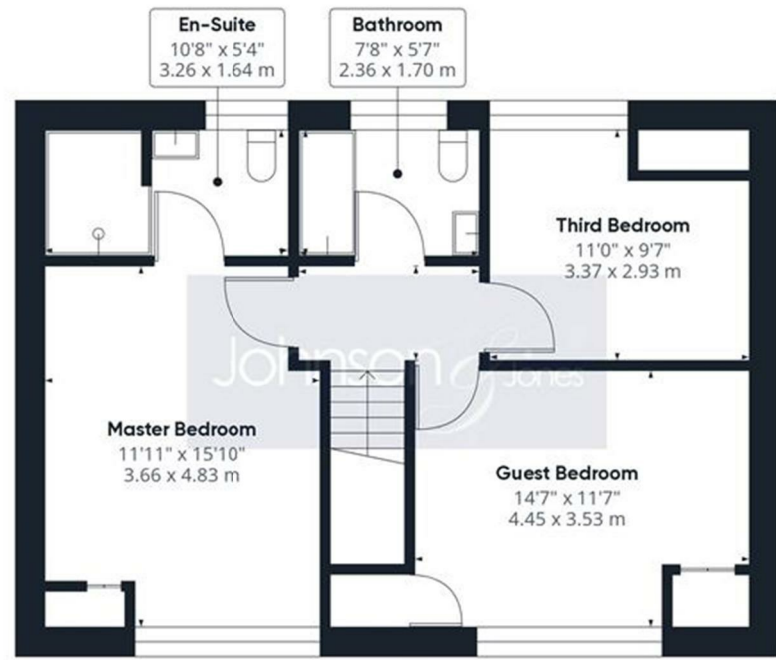
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Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1574.19 ft²
146.25 m²

Reduced headroom

55.85 ft²
5.19 m²

(1) Excluding balconies and terraces

⌘ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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Surrey, KT16 8AA

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