



## Waterside Ockham Road South East Horsley, Surrey KT24 6RZ **£3,150 PCM Unfurnished**

### PROPERTY DESCRIPTION

We are delighted to offer this stunning detached bungalow which offers contemporary living on the edge of the lake yet within easy reach of local amenities and Horsley train station (London Waterloo/Guildford). The A3 and M25 (junction 10) are just a short drive away. The accommodation comprises: entrance hall; spacious open plan kitchen/living/dining room with doors onto the decking area; master bedroom with range of wardrobes and patio door to decking; two further double bedrooms; luxury wet room/bathroom; integral garage; gravelled driveway providing parking for several vehicles; rear garden laid out as a fully decked area with a balustraded edge with lovely views across the lake and steps down to a concreted area onto the lakeside. EPC rating C/70. Guildford Borough Council tax Band G. PETS BY NEGOTIATION

### PROPERTY FEATURES

- Stunning lakeside location
- Three bedrooms
- Large decked area
- Driveway parking
- East Horsley village location
- Large open plan kitchen/dining/living room
- Single garage
- Pets by negotiation



6 Station Parade, East Horsley, Surrey, KT24 6QN  
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

T | 01483 284141 E | [enquiries@willsandsmerdon.co.uk](mailto:enquiries@willsandsmerdon.co.uk) W | [willsandsmerdon.co.uk](http://willsandsmerdon.co.uk)

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Material Information

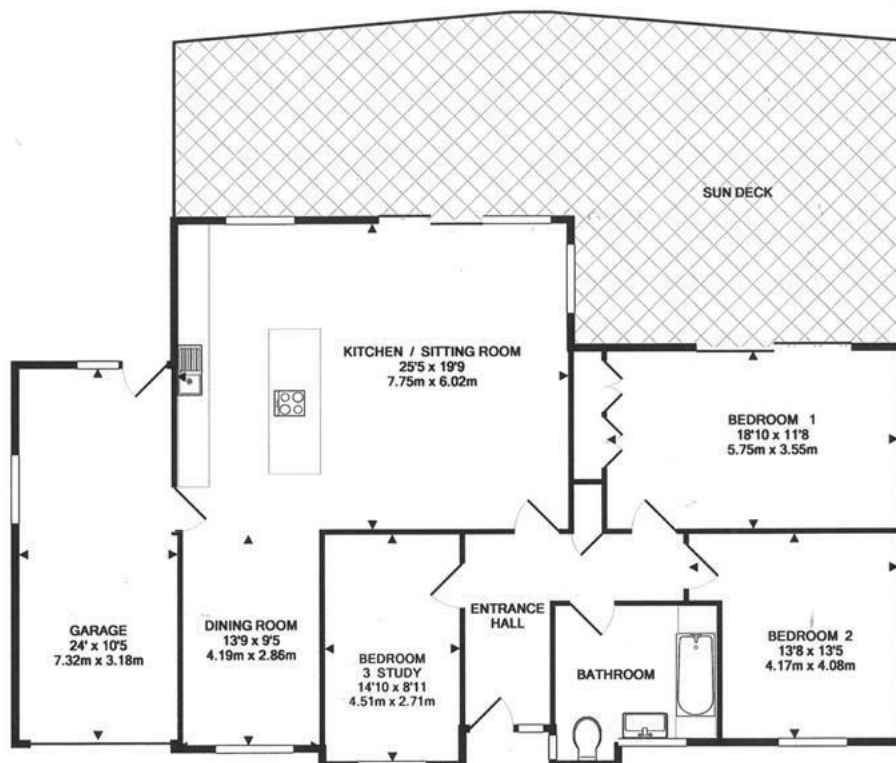


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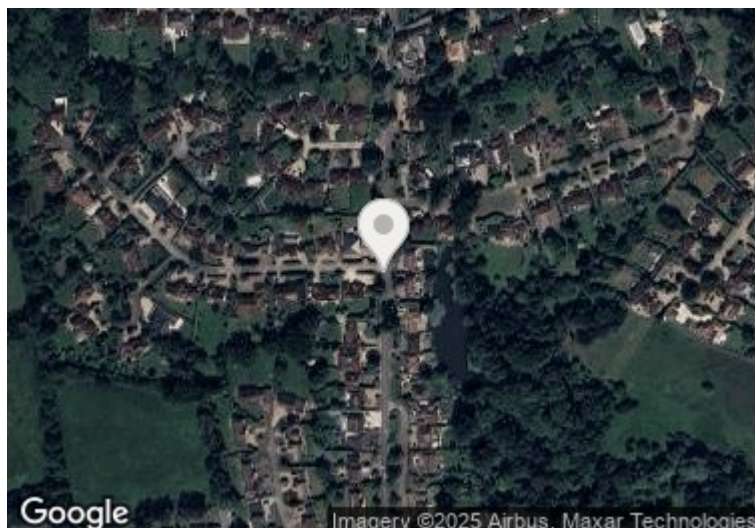
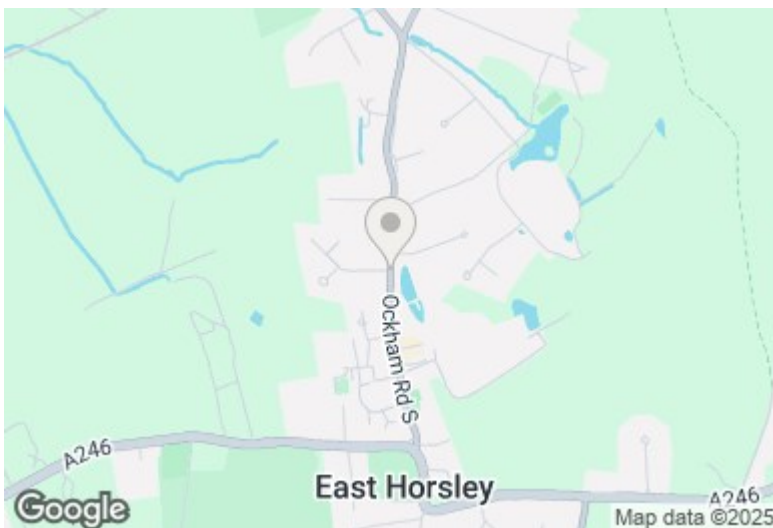
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**TOTAL APPROX. FLOOR AREA 1617 SQ.FT. (150.2 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser/tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		82
(89-91) <b>B</b>		
(85-88) <b>C</b>	70	
(82-84) <b>D</b>		
(78-81) <b>E</b>		
(75-77) <b>F</b>		
(69-74) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

