



SIMMONS & SON



Oak Tree Close, Virginia Water, GU25 4JF

£2,350 PCM

Welcome to Oak Tree Close, Virginia Water - a charming bungalow nestled in a quiet cul-de-sac, offering a perfect blend of comfort and convenience. This delightful property boasts a spacious 1,152 sq ft layout, featuring 1 reception room, 3 cosy bedrooms, 1 modern shower room and an additional wc. Double glazing and gas central heating come as standard.

One of the standout features of this home is the parquet flooring laid to the entrance hall & lounge/diner, adding a touch of elegance and character to the living space. The property also includes a convenient utility/boot room, perfect for storage and keeping things organised.

Outside, you'll find a secure garage and driveway parking for up to 3 vehicles to the front and to the rear; a large enclosed laid to lawn garden.

This property is pet-friendly, allowing your furry friends to enjoy the space as much as you do. Whether you're looking to unwind in the garden, entertain in the spacious lounge, or simply enjoy the peaceful surroundings, this bungalow offers a wonderful opportunity to create lasting memories in a warm and inviting setting.



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- Company Lets Allowed
 - Quiet cul-de-sac
 - One Week Reservation Deposit: £542.30
 - EPC: D
- 3 Bedroom Unfurnished Bungalow
 - Pets Welcome
 - Five Week Deposit: £2711.50
- Garage & Driveway Parking
 - Available Immediately, GCH & DG
 - Runnymede Borough Council Band F: £3,282.67 PA



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		
	59	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmons & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmons & Son.