



SIMMONS & SON



Grasmere Road, Lightwater, GU18 5TJ

£2,000 PCM

Welcome to this charming detached bungalow located on Grasmere Road in the picturesque village of Lightwater. This delightful property boasts a spacious garden reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three double bedrooms, there is ample space for the whole family to unwind and rest comfortably.

Spanning 1,055 sq ft, this bungalow offers a generous living space for you to make your own. Parking will never be an issue with a driveway for up to two vehicles and large garage, providing ease and convenience for you and your guests.

Situated within walking distance to the stunning Lightwater Country Park, nature lovers and outdoor enthusiasts will find themselves in paradise with endless opportunities for leisurely strolls and outdoor activities. The location offers a perfect blend of tranquillity and convenience, making it an ideal place to call home.

Pet lovers will be delighted to know that furry friends are welcome in this property, allowing your beloved companions to enjoy the space as much as you do. Available unfurnished with white goods, you have the freedom to decorate and furnish the bungalow to your taste and style.

This wonderful property is available immediately, offering you the chance to move in and start creating new memories right away. Don't miss out on this fantastic opportunity to reside in a beautiful bungalow in the heart of Lightwater. Contact us today to arrange a viewing and make this your new home sweet home!



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- Detached Bungalow
 - PETS WELCOME
- Three Double Bedrooms
 - Village Location & Walk to Lightwater Country Park
 - Five Weeks Deposit Required £2,307.69
- Garage & Driveway Parking for Three Vehicles
 - Unfurnished & Available Immediately
 - Council Tax Band: F
- One Weeks Reservation Deposit Required £461.53
 - EPC: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not energy efficient - higher running costs		
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.