



## **Oak Tree Close, Virginia Water, GU25 4JF**

**£2,250 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.

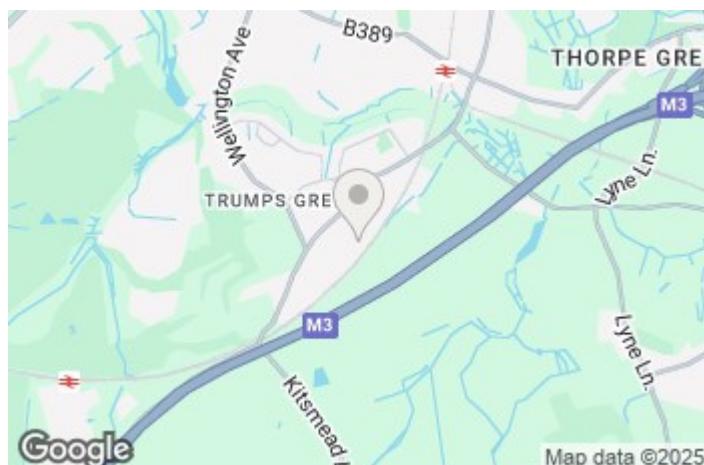
This property is pet-friendly, allowing your furry friends to enjoy the space as much as you do. Whether you're looking to unwind in the garden, entertain in the spacious lounge, or simply enjoy the peaceful surroundings, this bungalow offers a wonderful opportunity to create lasting memories in a warm 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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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