



Approx. Total Floor Area:
146 Sq M = 1571 Sq Ft
(Includes double Garage)

Double Garage
5.15m x 5.2m
(6'10 x 17'0)

Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ling Drive, Lightwater, Surrey, GU18 5PA To Let £2,600 pcm Unfurnished

- * A SUPERBLY PRESENTED FOUR BED DETACHED HOUSE
- * LOCATED IN AN ATTRACTIVE CUL DE SAC POSITION
- * ATTRACTIVE & PRIVATE REAR GARDEN
- * SPACIOUS LOUNGE OPEN PLAN TO DINING ROOM
- * KITCHEN/BREAKFAST ROOM AND UTILITY AREA
- * FAMILY/STUDY ROOM OFF THE KITCHEN
- * BENEFIT OF SOLAR PANELS
- * LUXURY FAMILY BATHROOM
- * MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- * TWO FURTHER DOUBLE BEDROOMS AND A SINGLE
- * DOUBLE GARAGE WITH UP AND OVER DOORS
- * LIGHTWATER VILLAGE HAS SHOPS, AMENITIES & CAFE
- * GOOD ROAD LINKS TO M3 & A322 BRACKNELL ROAD
- * COUNCIL TAX BAND F: £3,276.09 pa PAYABLE (2023/24)



35 HIGH STREET, BAGSHOT, SURREY, GU19 5AF
Tel: 01276 477298
www.howlands-property.co.uk
info@howlands-property.co.uk
Registered in England & Wales, Company Number 08425452





Holding Deposit: £600

One weeks Rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit: £3,000

Five Weeks Rent. This covers damages or defaults on the part of the tenant during the tenancy.

[Please visit our website for full details of the Tenant Fee Schedule](#)

www.howlands-property.co.uk