

Property **Directory**



ISSUE 99
LIGHTWATER/WEST END EDITION



THIS PROPERTY IS FOR SALE
SEE PAGE 5 FOR DETAILS



www.vickery.co.uk

Vickery

Working
together
for you



Vickery in association with Specialist Property Lawyers

Our unique **'All in One'** service brings together all aspects of the sale of your home – maximising convenience, minimising stress and risk – all on a **no sale, no fee** basis*.

- ✓ Estate Agents Fees
- ✓ Legal Fees on Your Sale
- ✓ Energy Performance Certificate

Contact your local office for more information and a free market appraisal.

www.vickery.co.uk

* Terms & conditions apply



Contact us today for your **free** sales or lettings market appraisal



Lightwater Office

37 Guildford Road, Lightwater, Surrey, GU18 5SA

Email - lightwater@vickery.co.uk

Telephone (01276) 452000

Richard Lake Area Manager

Sam Teague Negotiator

James Belcher Negotiator

West End Office

1 The Parade, Gosden Road, West End, Surrey, GU24 9LH

Email - westend@vickery.co.uk

Telephone (01483) 797974

Richard Lake Area Manager

Lewis Cox Negotiator

Sarah Rutherford Negotiator

Land & New Homes Department

161 Fleet Road, Fleet, Hampshire GU51 3PD

Email - scottmolloy@vickery.co.uk

Telephone 01252 629032

Scott Molloy Director

Luke Cleary Land Manager

Welcome to your new look, local Property Directory

As a result of increased market share we are now devoting a complete issue of our popular Property Directory to properties for sale and let in the Lightwater and West End area.

In previous issues of the Directory we have had to be selective about the properties advertised due to limited space available - our **NEW** local Directory means that all properties for sale and rent and on which sales and rentals have recently been agreed, can be advertised, providing you with a comprehensive view of the property market in Lightwater and West End.

With over two-thirds of buyers moving within a 5 mile radius it's important that our marketing of your home is channelled through the most effective advertising media - and ever since the first edition of our Property Directory in 1997 interest in the properties advertised has generated significant viewings, sales and lets.

To be included in the next Directory and to benefit from Vickery's total marketing and service offer please contact your local office.



Richard Lake

Richard Lake | Area Manager

All agents are **not** the same

At Vickery we have developed a unique 'All in One' property sale offer that we believe is unrivalled in the market place - a straight-forward, hassle-free service that encompasses the fee for the sale of your property, legal fees on the sale and an Energy Performance Certificate, on a no sale, no fee basis.

We are able to offer this unique package by combining the services of Vickery Estate Agents with Specialist Property Lawyers, a wholly owned subsidiary of Vickery that ensures communication and service levels result in a smooth, speedy transaction. Specialist Property Lawyers are also able to help when it comes to clients wishing to make an onward purchase anywhere in the country and will provide a comprehensive estimate for relevant fees and costs in this regard.

Instructing a property lawyer at the outset ensures that once a buyer is found all the legal work can begin immediately, cutting out the need to contact numerous lawyers to obtain estimates just at the point when your property transaction should be progressing.

For further information and, terms and conditions, for this unique package please contact:

Lightwater Office: 01276 452000

West End Office: 01483 797974

Don't **take our word** for it

"We give good customer service," easy to say, but does it match reality?

Excellent customer service is our aim and we work very hard to make it happen. Customer service means different things to different people and is of course, intangible, but we know that we are doing something right when we receive regular testimonials from satisfied clients.

We are enormously proud of the comments we receive both in respect of our Estate Agency work and Property Lawyers and when clients use our 'All in One' service it's even better - working together and communicating effectively makes the process of moving house so much easier than our clients expected, as one client put it:

"... a potentially stressful and very delicate task was accomplished with relative ease, and it is all down to... outstanding leadership, unfailing courtesy, professionalism and diplomacy..."

A truly impressive testimonial we're sure you will agree - if you would like to hear more about the service Vickery and Specialist Property Lawyers can give you, call now.

Residential Sales



SALE AGREED

**Guide Price
£299,950**
Lightwater
Tel: 01276 452000

- Three Bedrooms
- Refitted Kitchen
- Refitted Bathroom
- Landscaped Rear Garden
- Garage
- Communal Parking



SALE AGREED

**OIEO
£325,000**
Lightwater
Tel: 01276 452000

- Three Bedrooms
- Refitted Kitchen/Breakfast Area
- Refitted Bathroom
- Garage & Parking
- Close To Village Amenities
- No Onward Chain



SALE AGREED

**OIEO
£375,000**
Bagshot
Tel: 01276 452000

- Four Bedrooms
- Refitted Bathroom & Shower
- Lounge & Dining Room
- Outside Office
- Southerly Facing Rear Garden
- Popular Connaught Park



**OIEO
£425,000**
Lightwater
Tel: 01276 452000

- Three Double Bedrooms
- Kitchen/Breakfast Room
- Refitted Bathroom
- Wrap Around Garden
- Garage & Parking
- Close To Village Amenities



**Guide Price
£450,000**
West End
Tel: 01483 797974

- Two Bedrooms
- Open Plan Lounge/Diner
- Good Size Plot
- Walking Distance Of Amenities
- Close To Schools
- No Onward Chain



SALE AGREED

**Guide Price
£465,000**
Bagshot
Tel: 01276 452000

- Four Bedrooms
- Re-fitted Family Bathroom
- Conservatory
- Cul-De-Sac Location
- Popular Connaught Park
- Near To Schools



SALE AGREED

**OIEO
£475,000**
Lightwater
Tel: 01276 452000

- Three Double Bedrooms
- Two Bathrooms
- Refitted Kitchen/Breakfast Room
- Lounge & Garden Room
- Dining Area
- Close To Village Amenities



**Guide Price
£475,000**
West End
Tel: 01483 797974

- Four Bedrooms Plus Bonus Room
- Bathroom & En Suite Shower
- Kitchen & Utility
- Lounge & Dining Area
- Walking Distance Of Shops



SALE AGREED

**Guide Price
£499,950**
Lightwater
Tel: 01276 452000

- Three Bedrooms
- Refitted Family Bathroom
- Refitted Kitchen/Breakfast Room
- Lounge/Diner
- Detached Garage
- Near To Country Park



SALE AGREED

**Price on Application
West End**

Tel: 01483 797974

- Three/Four Double Bedrooms
- Bedroom With Dressing Area
- Refitted Kitchen/Breakfast Room
- Bathroom & En Suite Shower
- Garden Backing Onto Woodland
- Walking Distance Of Amenities



SALE AGREED

**Guide Price
£550,000
West End**

Tel: 01483 797974

- Three Bedrooms
- Lounge
- Dining Room
- Rear Garden Approx. 100'
- Scope to Extend STPP
- Cul-De-Sac Location



**Guide Price
£550,000
Knaphill**

Tel: 01483 797974

- Extended Property
- Four Bedrooms
- En-Suite Shower Room
- Three Reception Rooms
- Kitchen/Breakfast Room
- Close To Schools



SALE AGREED

**Guide Price
£650,000
Bisley**

Tel: 01483 797974

- Five Bedrooms
- Three Bathrooms
- Refitted Kitchen/Breakfast Room
- Family Room
- Conservatory
- Popular Flowers Development



**Guide Price
£695,000
West End**

Tel: 01483 797974

- Four Double Bedrooms
- Kitchen Breakfast Area
- Lounge & Study
- Bathroom & En-Suite Shower Room
- Double Glazing
- Near To Gordon's school



**OIEO
£550,000
West End**

Tel: 01483 797974

- Three/Four Bedrooms
- Two/Three Reception Rooms
- Refitted Kitchen
- Scope to Extend STPP
- Close To Heathland
- Near To Gordon's School



**OIEO
£600,000
West End**

Tel: 01483 797974

- Four Double Bedrooms
- Bathroom & En Suite Shower
- 'L' Shaped Kitchen/Lounge/ Diner
- Bi-Folding Doors
- Wrap Around Rear Garden



**OIEO
£600,000
West End**

Tel: 01483 797974

- Four Double Bedrooms
- Two En Suite Shower Rooms
- Three Bathrooms
- Lounge & Family Room
- Kitchen/Breakfast/Dining Room
- Cul-De-Sac Location



SALE AGREED

**OIEO
£700,000
West End**

Tel: 01483 797974

- Four Double Bedrooms
- Bathroom & Shower Room
- Lounge & Family Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room



**OIEO
£750,000
West End**

Tel: 01483 797974

- Five Bedrooms
- Three Bathrooms
- Spacious Living Room
- Refitted Kitchen/Breakfast Room
- Walking Distance Of Shops
- Near To Gordon's School

VARDON PLACE

OLD BISLEY ROAD, FRIMLEY, CAMBERLEY
11 LUXURY DETACHED NEW HOMES



Phase 2
NOW RELEASED

- Prices from £600,000
- 6 units remaining

A development of 11 luxuriously appointed detached new homes situated within easy reach of local schools and facilities. From three to five bedrooms with additional loft rooms these properties offer contemporary style in a desirable location.

Please contact Vickery Camberley for further information 01276 22088
75/79 Park Street, Camberley, Surrey GU15 3PE



**OIEO
£850,000
Lightwater**

Tel: 01276 452000

- Four/Five Bedrooms
- Two Bathrooms
- Kitchen/Breakfast Room
- Lounge/Family/Dining Room
- Conservatory
- Near To Country Park



COVER PROPERTY

**Guide Price
£1,050,000
West End**

Tel: 01483 797974

- Four Double Bedrooms
- Bonus Loft Room
- Two Bathrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- Oak Flooring

Residential Lettings



LET BY

£650pcm
Lightwater

Tel: 01276 452000

- One Bedroom
- Kitchen & Lounge
- Off-Street Parking
- Furnished
- Admin Fees Apply
- Similar Properties Required



LET BY

£675pcm
Bagshot

Tel: 01276 452000

- One Bedroom
- En Suite Bathroom
- Kitchenette & Lounge
- Unfurnished
- Admin Fees Apply
- Similar Properties Required



LET BY

£750pcm
West End

Tel: 01483 797974

- One Double Bedroom
- Refitted Bathroom
- Separate Cabin/Home Office
- Unfurnished
- Admin Fees Apply
- Similar Properties Required



£850pcm
West End

Tel: 01483 797974

- One Bedroom
- Refitted Kitchen & Bathroom
- Rear Garden
- Unfurnished
- Available: 1st September
- Admin Fees Apply



LET BY

£850pcm
Lightwater

Tel: 01276 452000

- Two Bedrooms
- Kitchen/Breakfast Room
- Off-Street Parking
- Unfurnished
- Admin Fees Apply
- Similar Properties Required



LET BY

£950pcm
Bagshot

Tel: 01276 452000

- Two Double Bedrooms
- Bathroom & En Suite Shower Room
- Parking
- Unfurnished
- Admin Fees Apply



LET BY

£995pcm
Lightwater

Tel: 01276 452000

- Three Bedrooms
- Garage & Gardens
- Cul-De-Sac Location
- Unfurnished
- Admin Fees Apply
- Similar Properties Required



LET BY

£1,000pcm
West End

Tel: 01483 797974

- Two Bedrooms
- Refitted Kitchen/Breakfast Room
- Refitted Bathroom
- Unfurnished
- Admin Fees Apply
- Similar Properties Required



LET BY

£1,100pcm
West End

Tel: 01483 797974

- Two Bedrooms/Two Bathrooms
- Kitchen/Breakfast Room
- Conservatory
- Unfurnished
- Admin Fees Apply
- Similar Properties Required



LET BY

£1,125pcm
West End

Tel: 01483 797974

- Two Bedrooms
- Refitted Bathroom
- Allocated Parking
- Unfurnished
- Admin Fees Apply
- Similar Properties Required



LET BY

£1,150pcm
Windlesham

Tel: 01483 797974

- Two Bedrooms
- Refitted Bathroom
- Garden
- Unfurnished
- Admin Fees Apply
- Similar Properties Required



LET BY

£1,400pcm
Bagshot

Tel: 01276 452000

- Three Bedrooms
- Bathroom & En Suite Shower
- Lounge & Dining Room
- Unfurnished
- Admin Fees Apply
- Similar Properties Required



£1,750pcm
Lightwater

Tel: 01276 452000

- Four Bedrooms
- En Suite Bathroom
- Lounge & Dining Room
- Unfurnished
- Available: 5th September
- Admin Fees Apply



£2,000pcm
West End

Tel: 01483 797974

- Three Bedrooms
- Bathroom & En Suite Shower
- Off-Street Parking
- Unfurnished
- Available: September
- Admin Fees Apply



£2,250pcm
Windlesham

Tel: 01276 452000

- Four Bedrooms
- Refitted Kitchen/Breakfast Room
- Refitted Bathroom
- Unfurnished
- Available: IMMEDIATELY
- Admin Fees Apply