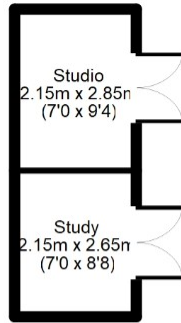


20 Marshwood Road, LIGHTWATER, Surrey GU18 5QZ

PRICE £475,000 Freehold

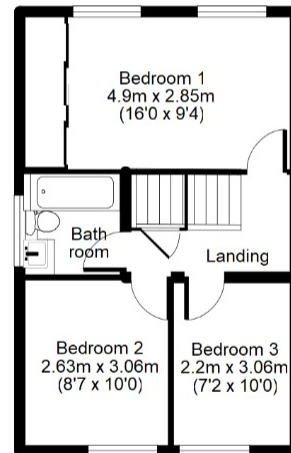
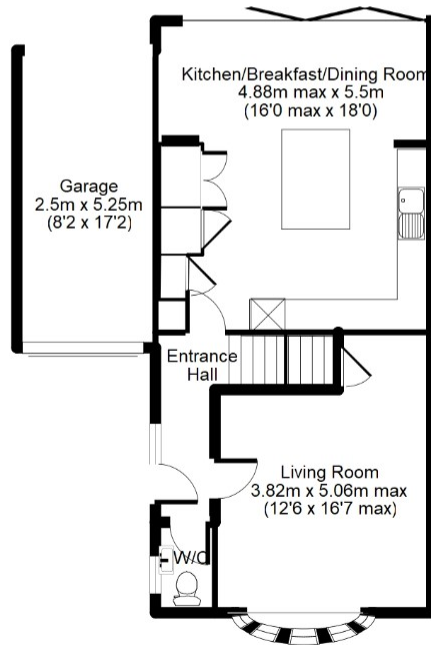
VIDEO TOUR AVAILABLE A fantastic opportunity to purchase this extended terrace home with a stunning kitchen/breakfast room measuring 20ft x 17ft situated in the popular village of Lightwater. There are a number of local schools within walking distance or a short drive and the village centre offers an array of local amenities. There are also excellent transport links with Junction 3 of the M3 only a mile or so away. Accommodation of the property comprises three bedrooms, living room and an extended and fully re-fitted kitchen/breakfast/family room with bi-fold doors across the entire back wall leading onto the garden. Further benefits include a downstairs cloakroom, re-fitted family bathroom, Upvc double glazing and gas central heating. Outside there is a landscaped garden with decking areas and a fabulous garden office room and separate storage shed. They both have power and light and double glazed doors and windows. There is a single garage and to the front of the property an extended driveway giving parking for a number of cars.





Approx. Total Floor Area:
118 Sq M = 1270 Sq Ft
(Includes Garage and Study/Studio)

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



- THREE BEDROOMS
- STUNNING RE-FITTED KITCHEN/BREAKFAST ROOM
- RE-FITTED BATHROOM
- BI-FOLD DOORS LEADING TO GARDEN
- OUTSIDE OFFICE
- DRIVEWAY PARKING
- CLOSE TO LOCAL SCHOOLS
- EXTENDED
- LIVING ROOM
- CLOAKROOM
- LANDSCAPED GARDEN
- GARAGE
- CLOSE TO THE VILLAGE

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		85
(69 to 80) C		
(55 to 68) D	64	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland		EU Directive 2002/91/EC 