

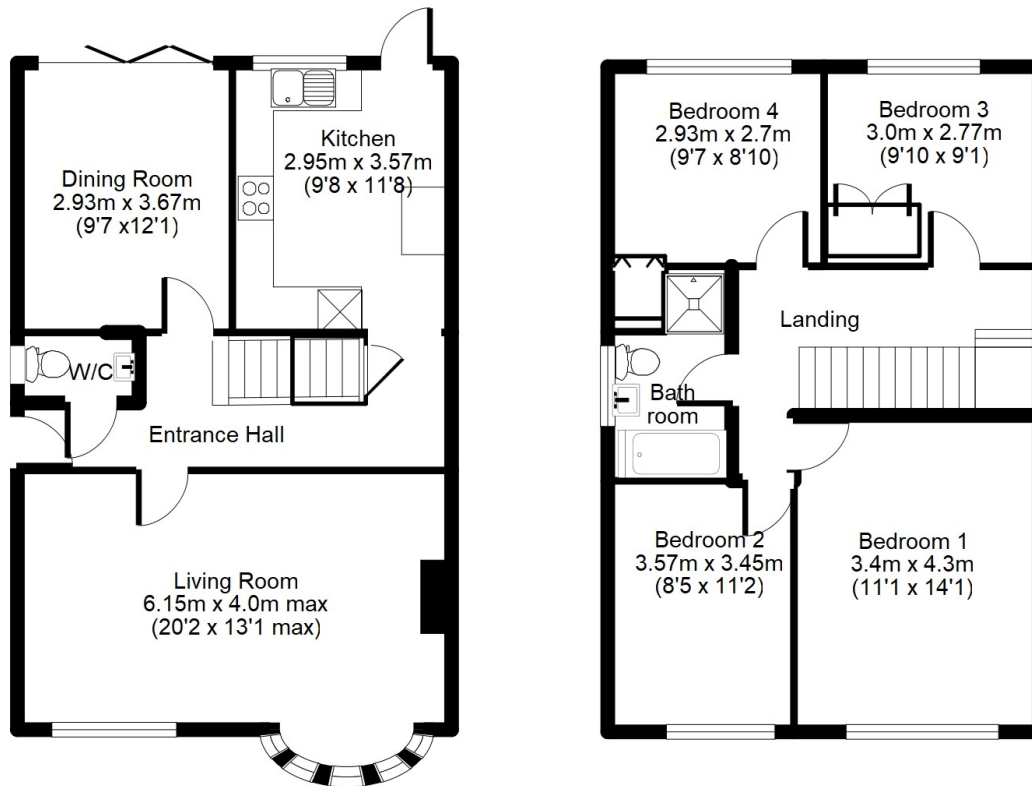


**2A Macdonald Road, LIGHTWATER, Surrey GU18 5TN**

**OFFERS IN EXCESS OF £475,000**

Jigsaw Estates are pleased to offer this well presented four bedroom end of terrace property with drive for two cars and a garage to the rear. The property is close to the village amenities, local village schools and Lightwater Country park and quick access to the M3. Accommodation comprises, three doubles and a single bedroom, refitted bath and shower room, large living room with curved bay and fireplace, separate dining room with stylish bi-fold doors onto the rear garden. Next to the dining room there is the kitchen which ideally you would knock through to the dining and create an amazing space whilst refitting the kitchen at the same time. The property has been recently re-decorated, has a cloakroom and the garden is south-west facing with a replaced Indian sandstone patio, replaced fencing and gate to the drive and garage. There is also potential to extend to either end of the property subject to the usual planning consents. Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.





Approx. Total Floor Area:  
116 Sq M = 1248 Sq Ft

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

- FOUR BEDROOMS
- CLOSE TO VILLAGE CENTRE, SCHOOLS AND COUNTRY PARK WITH ITS SPORTS CENTRE/CAFE ETC
- SEPARATE DINING ROOM WITH BI-FOLD DOORS
- CLOAKROOM
- DRIVE FOR TWO CARS & GARAGE
- REFITTED BATH & SHOWER ROOM
- LARGE LIVING ROOM
- KITCHEN WITH SCOPE TO REPLACE AND KNOCK THROUGH TO DINING ROOM
- SOUTH WEST FACING GARDEN
- FURTHER POTENTIAL TO EXTEND

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		82
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	65	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

