

Sorrel Drive, LIGHTWATER, GU18 5PB

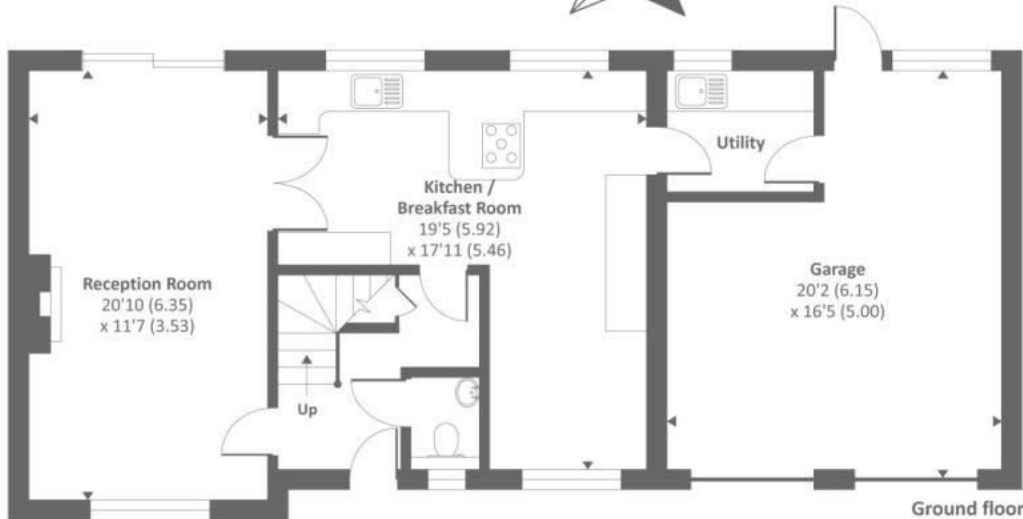
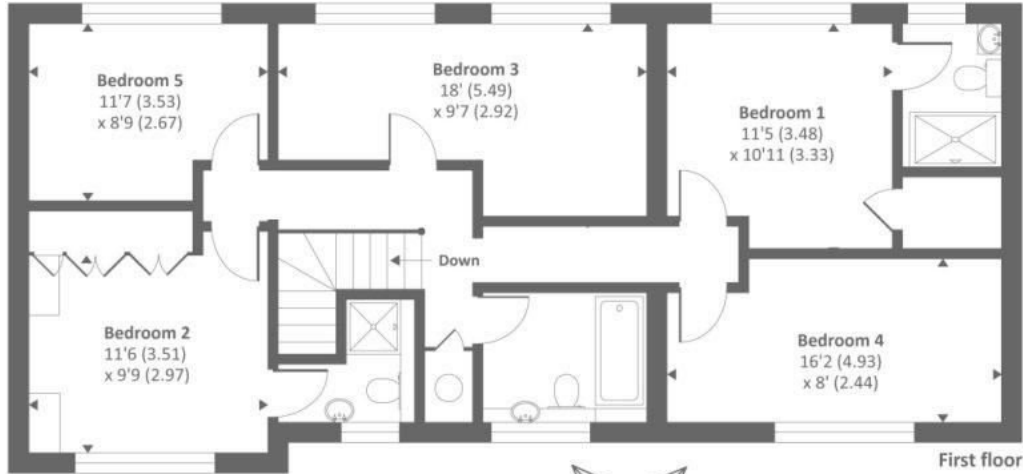
Guide Price £635,000 Freehold

Jigsaw are proud to present this extended family home which was originally built by Charles Church. This property is situated on the popular Briars development in Lightwater. Ground floor accommodation comprises flexible open plan kitchen/breakfast and dining room, cloakroom and living room. First floor accommodation comprises five double bedrooms and three bathrooms. Further benefits include a double garage, private rear garden which is southerly facing and potential for further expansion STPP.

Lightwater has a thriving village centre which includes a supermarket, post office, library, local stores and offers excellent transport links to London and other major centres such as Bracknell, Woking and Guildford. Whilst Lightwater is mainly residential, the village has excellent leisure facilities including its own country park complete with nature trail and leisure centre.

Jigsaw 
Estates Limited

- FIVE BEDROOMS
- DETACHED
- DOUBLE GARAGE
- EXTENDED
- CHARLES CHURCH
- KITCHEN BREAKFAST AND DINING ROOM
- THREE BATHROOMS
- PRIVATE REAR GARDEN
- POPULAR BRIARS DEVELOPMENT
- EXCELLENT TRANSPORT LINKS



Approx. gross internal floor area 1898 SQFT / 176.3 SQM (Includes Garage)
Approx. gross external floor area 2170 SQFT / 201.5 SQM

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		79
(55 to 68) D	57	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

