



3 Mallards Way, LIGHTWATER, Surrey GU18 5ND

PRICE £734,950 Freehold

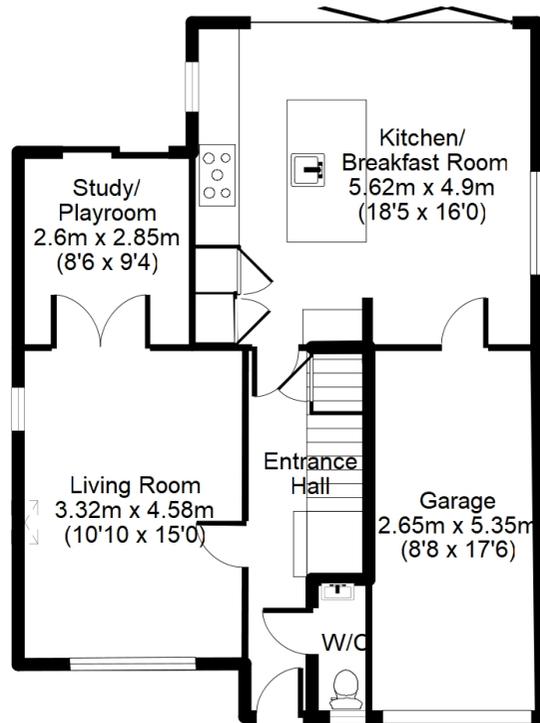
Jigsaw Estates are very excited to present to the market this stunning detached family home which has undergone significant improvements by the current owners and is situated in a quiet cul-de-sac in a premier road in the popular village of Lightwater. Additionally to being located within close proximity of local schools and the village centre, the property has direct access into lightwater Country park (which is also the home of the Leisure centre) making it ideal for families and dog walkers. Accommodation comprises four spacious bedrooms, living room, study/playroom and a beautiful and recently extended open plan kitchen/breakfast/family room with bi-fold doors onto the garden. Further benefits include a re-fitted en-suite shower room, re-fitted family bathroom and a downstairs cloakroom. The property has also had replacement windows and offers a gas combi boiler. Outside to the rear is a secluded garden with patio area and side access. To the front of the property there is a driveway and off street parking and access to the integral single garage which has light and power. Viewings are highly recommended.



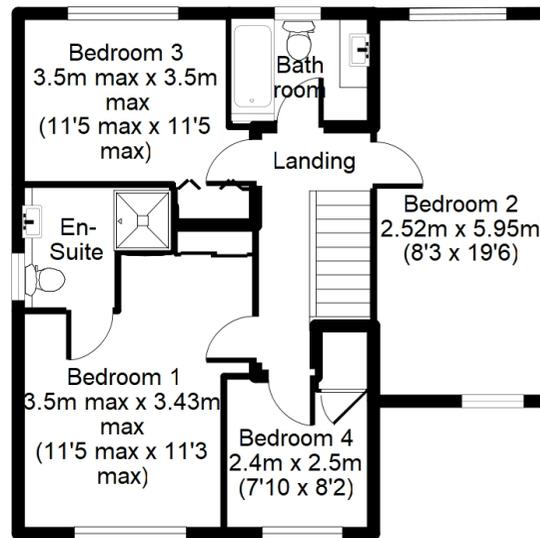
Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this

- COUNCIL TAX BAND = F
- STUNNING ORDER THROUGHOUT
- LIVING ROOM
- EN-SUITE TO MASTER BEDROOM
- CLOAKROOM
- GARAGE AND DRIVEWAY
- ACCESS TO LIGHTWATER COUNTRY PARK AT BOTTOM OF THE ROAD

- FOUR BEDROOMS
- BEAUTIFUL OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- STUDY/PLAYROOM
- RE-FITTED FAMILY BATHROOM
- SECLUDED REAR GARDEN
- QUIET CUL-DE-SAC
- CLOSE TO LOCAL SCHOOLS



Approx. Total Floor Area:
151 Sq M = 1625 Sq Ft
(Includes Garage)



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

