



Spruce Drive, LIGHTWATER, Surrey GU18 5YX

PRICE £425,000 Freehold

Jigsaw Estates are pleased to present to the market this terraced property situated in a quiet courtyard setting of only 6 properties within the sought after village of Lightwater.

Lightwater village offers all the essentials including a supermarket, a butchers, post office and chemists. You have the Briars centre playing field and park only a few minutes walk from the house and Lightwater Country Park and Leisure centre is also only a short distance. There are two schools in the village, Lightwater Village School & Hammond Junior School. There are also excellent transport links with Junction 3 of the M3 within easy reach.

Accommodation of the property consists of three bedrooms, a spacious lounge/diner and a modern kitchen. There is a downstairs cloakroom and upstairs family bathroom. The property is Upvc double glazed throughout and has gas central heating. Outside to the rear is a secluded garden with patio area and a rear gate which also accesses the adjacent garage. To the front of the property there are communal parking bays. In our opinion this would make an ideal purchase for a first time buyer.

Council Tax Band - C



- THREE BEDROOMS
- CLOAKROOM
- GARAGE IN ADJACENT BLOCK
- CLOSE TO LOCAL AMENITIES
- CHARLES CHURCH 'GRESHAM' DESIGN
- SECLUDED REAR GARDEN
- CUL-DE-SAC LOCATION
- CLOSE TO LOCAL SCHOOLS



Total approx floor area: 777.3 ft² (72.2 m²)
 Ground Floor: 386.2 ft² (35.9 m²)
 1st Floor: 391.1 ft² (36.3 m²)

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 86 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

