

## Spruce Drive, LIGHTWATER, Surrey GU18 5YX

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.



PRICE £425,000 Freehold

Council Tax Band - C



- THREE BEDROOMS
- CLOAKROOM
- GARAGE IN ADJACENT BLOCK
- SECLUDED REAR GARDEN CLOSE TO LOCAL AMENETIES CUL-DE-SAC LOCATION

DESIGN

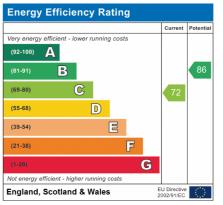
CLOSE TO LOCAL SCHOOLS

CHARLES CHURCH 'GRESHAM'

**Bedroom Three** 06' x 65 **Bedroom One** 12'2" x 8'9' Reception Room Bedroom Two 10'8" x 8'9" Kitchen 8'9" x 8'5" 1st Floor

## Ground Floor

Total approx floor area: 777.3 ft<sup>2</sup> (72.2 m<sup>2</sup>) Ground Floor: 386.2 ft<sup>2</sup> (35.9 m<sup>2</sup>) 1st Floor: 391.1 ft2 (36.3 m2)











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