



Clearsprings, LIGHTWATER, Surrey GU18 5YL

*A FANTASTIC LOCATION * Jigsaw Estates are excited to present to the market this terraced home situated in a quiet position within walking distance to local schools and situated directly adjacent to Lightwater Country Park which offers woodland walks, cafe, playpark and leisure centre all on your doorstep!!

Accommodation comprises three double bedrooms, a large living room and a spacious and re-fitted kitchen/breakfast room. Additional benefits include a family bathroom, entrance lobby, gas central heating and a garage in a nearby block. Outside, the garden has been landscaped and has composite decking and artificial lawn with a gate giving rear access. The frontage has also been landscaped and also offers some outside storage.

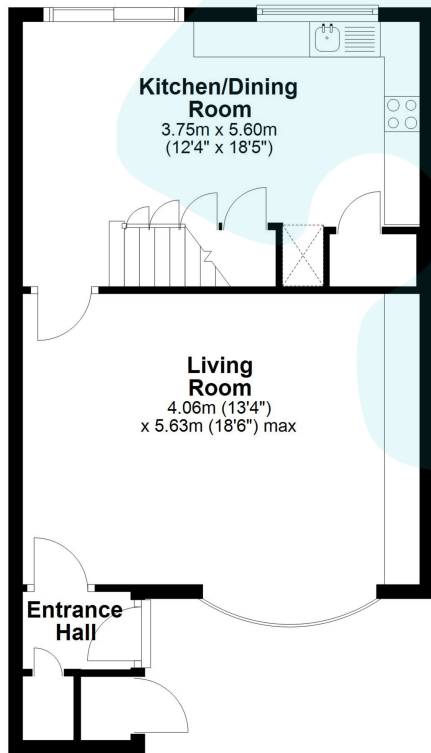
Lightwater is an incredibly popular village and offers a host of amenities as well as offering easy access to Junction 3 of the M3.

Offers in Excess of £450,000 Freehold



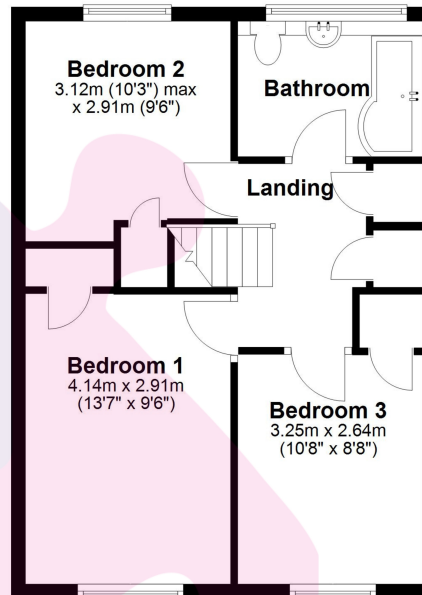
Ground Floor

Approx. 62.5 sq. metres (672.5 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



Total area: approx. 107.3 sq. metres (1154.8 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

- THREE DOUBLE BEDROOMS
- LARGE LIVING ROOM
- LANDSCAPED REAR GARDEN
- GARAGE
- CLOSE TO LOCAL SCHOOLS

- STUNNING RE-FITTED KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- ADJACENT TO LIGHTWATER COUNTRY PARK
- QUIET LOCATION
- EXCELLENT TRANSPORT LINKS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	70	86
A		
(81-91)		
B		
(69-80)		
C		
(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		

