



## 39 Clearsprings, LIGHTWATER, Surrey GU18 5YL

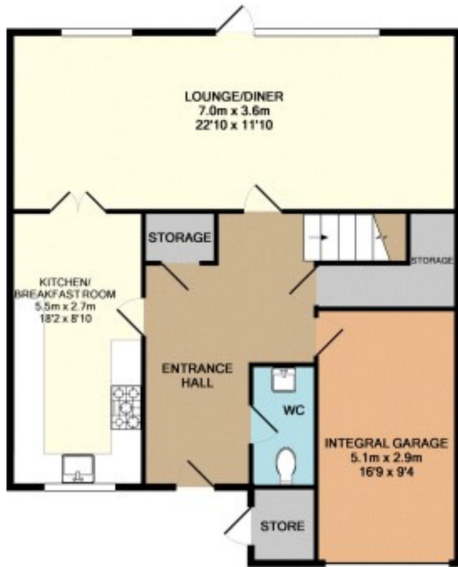
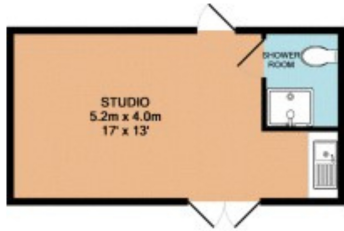
PRICE £475,000 Freehold

Jigsaw Estates are proud to offer this deceptively spacious terrace home in excess of 2000 sq ft, within a stone's throw of Lightwater Country Park. There are four double bedrooms, a small en-suite shower room and a main refitted shower room on the first floor. To the ground floor there is a stylishly refitted kitchen/breakfast room, family room (formerly the garage), cloakroom and a large living/dining room across the back of the house. The garden is westerly facing and there is a large cabin/garden office with a shower and toilet and a kitchenette area.

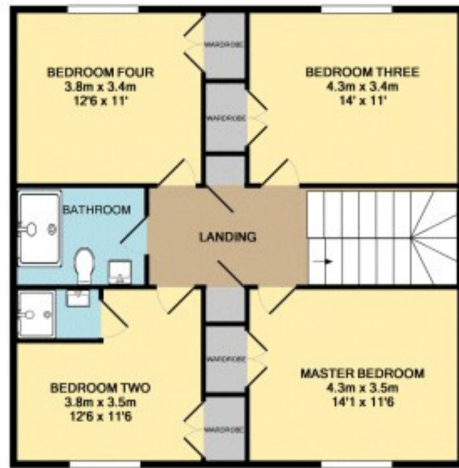
The driveway provides parking for two vehicles and in terms of location, Hammond School is a two minute walk away as is the extremely popular Lightwater Country Park with its ponds, leisure centre and cafe. There is also quick access to Junction 3 of the M3 and the A322 towards Bracknell and the M4.

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 property. Floorplans shown are for illustrative purposes only and are not drawn to scale.





GROUND FLOOR  
APPROX. FLOOR  
AREA 111.5 SQ.M.  
(1201 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 82.3 SQ.M.  
(885 SQ.FT.)

TOTAL APPROX. FLOOR AREA 193.8 SQ.M. (2086 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

- FOUR DOUBLE BEDROOMS (BUILT IN WARDROBES)
- REFITTED KITCHEN/BREAKFAST ROOM
- LARGE LIVING/DINING ROOM
- EN-SUITE SHOWER & MAIN SHOWER ROOM
- CABIN/HOME OFFICE WITH KITCHENETTE AREA & SHOWER/TOILET
- IN EXCESS OF 2000 FT<sup>2</sup> INCLUDING GARDEN CABIN
- FAMILY ROOM (CONVERTED FROM THE GARAGE)
- CLOAKROOM
- WESTERLEY FACING GARDEN
- EXCELLENT LOCATION - A STONE'S THROW TO THE COUNTRY PARK AND HAMMOND SCHOOL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
	65	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

