



## Junction Road, LIGHTWATER, Surrey GU18 5TQ

OFFERS IN EXCESS OF £650,000

Jigsaw Estates are delighted to offer this stunning and extended semi detached property located within a five minute walk to Lightwater village centre.

The property has been sympathetically extended to both the ground floor and by converting the loft into a wonderful principal bedroom space with skylights, built in wardrobe, Juliette balcony and a sumptuous en-suite shower and bathroom. Popping down to the first floor there are two double bedrooms with a neat Jack & Jill connecting shower room.

To the ground floor there is a cosy lounge with its bay window and a wood burner. Venturing down the hallway with its stripped wood flooring there is the refitted cloakroom. Turn the corner and you enter the huge and extended all-encompassing kitchen/dining/family room. This space is just ideal for the modern family and with its ample sized island unit, large amount of storage, roof lanterns and bi-fold doors you will not be disappointed! If this wasn't enough, there is also a large refitted utility room.



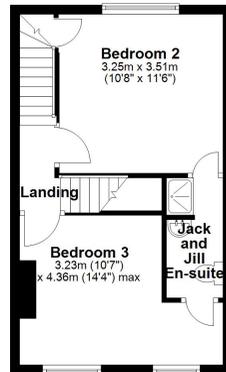
**Ground Floor**

Approx. 84.7 sq. metres (911.5 sq. feet)



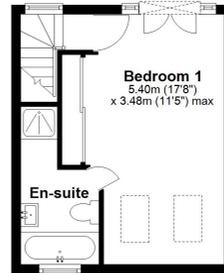
**First Floor**

Approx. 33.0 sq. metres (354.7 sq. feet)



**Second Floor**

Approx. 23.5 sq. metres (253.1 sq. feet)



Total area: approx. 141.2 sq. metres (1519.3 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.

- EXTENDED OLDER STYLE SEMI DETACHED PROPERTY
- BEAUTIFULLY PRESENTED THROUGHOUT
- LARGE UTILITY ROOM
- SEPARATE LOUNGE
- JACK AND JILL SHOWER ROOM CONNECTING BEDROOMS 2 & 3

- SOUGHT AFTER ROAD WITHIN A FEW MINUTES WALK OF LIGHTWATER VILLAGE CENTRE
- HUGE ALL ENCOMPASSING KITCHEN/DINING/FAMILY ROOM WITH BIFOLDS
- THREE DOUBLE BEDROOMS
- SOUTH WESTERLY GARDEN WITH LARGE PATIO, DINING AND LAWN AREAS LEADING TO DETACHED HOME OFFICE/CABIN
- MAIN BEDROOM WITH SKYLIGHTS, JULIETTE BALCONY, BUILT IN WARDROBE & EN-SUITE BATH AND SHOWER ROOM

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
	66	73
EU Directive 2002/91/EC		

