



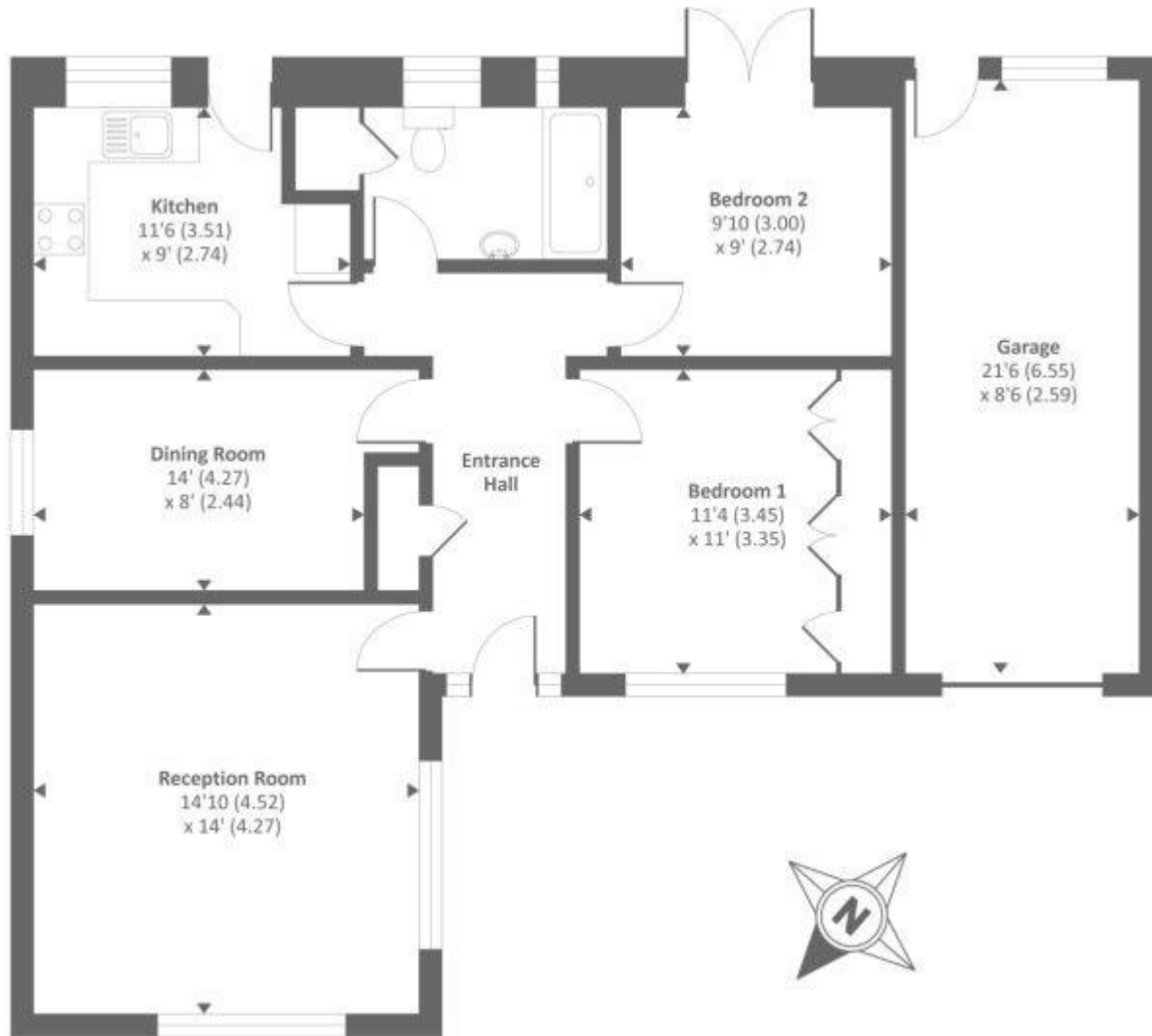
28 Ridgeway Close, LIGHTWATER, Surrey GU18 5XU

Offers in Excess of £575,000 Freehold

VIRTUAL TOUR AVAILABLE A very well presented detached bungalow situated in a quiet residential road in the popular village of Lightwater. The country park is only a short walk from the property as well as the village centre with a variety of local amenities. The property offers excellent transport links with Junction 3 of the M3 within easy reach. Accommodation of the bungalow comprises two/three bedrooms depending on how you use them, living room, dining room/bedroom 3, and a kitchen with views overlooking the garden. Further benefits include a re-fitted bathroom, gas central heating and Upvc double glazing. The real star of the show is the stunning rear garden which has a large patio area which leads down to a secluded and sunny aspect lawn with a variety of mature flower and shrub borders. There is also a single garage to the side of the property with light and power and side access to the front of the property. To the front there is a driveway offering off street parking and a front garden. The property is offered for sale with NO ONWARD CHAIN.

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances





Ground floor

Approx. gross internal floor area 1004 SQFT / 93.3 SQM (Includes garage)
 Approx. gross external floor area 1162 SQFT / 107.9 SQM (Includes garage)

- DETACHED BUNGALOW
- LIVING ROOM
- RE-FITTED BATHROOM
- STUNNING REAR GARDEN
- OFF STREET PARKING
- NO ONWARD CHAIN
- CLOSE TO COUNTRY PARK
- TWO/THREE BEDROOMS
- DINING ROOM/BEDROOM 3
- KITCHEN OVERLOOKING GARDEN
- GARAGE
- QUIET LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		71
(55 to 68) D	55	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

