

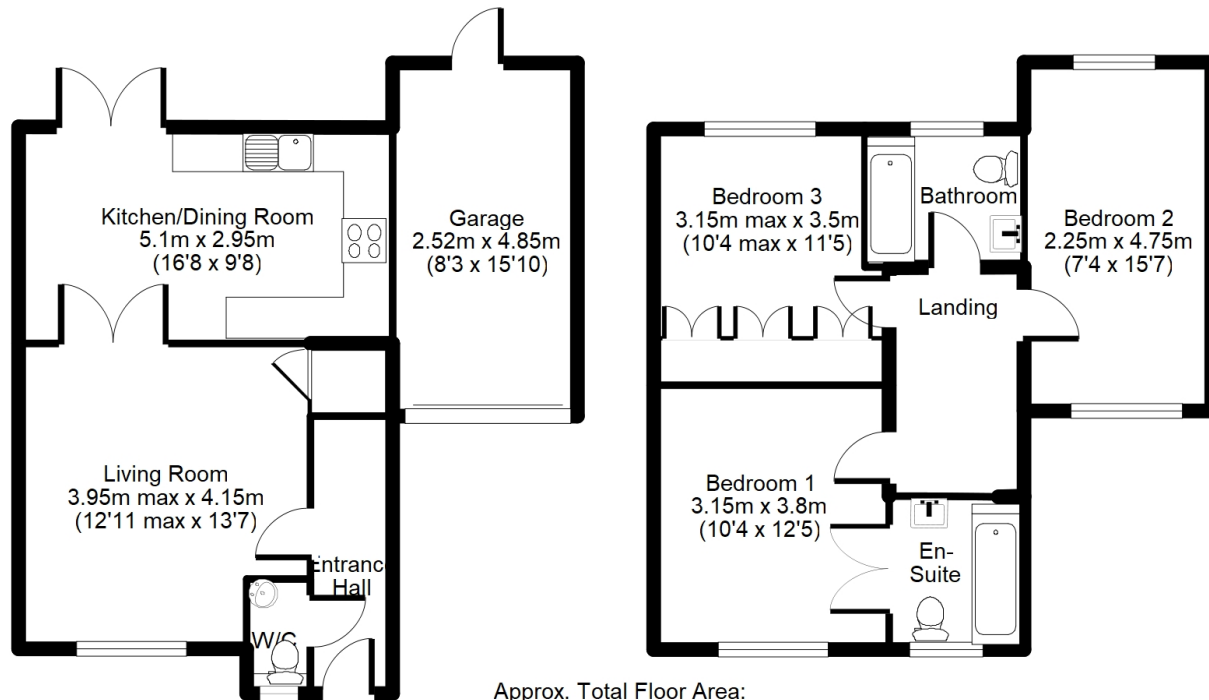


34 Broom Field, LIGHTWATER, Surrey, GU18 5QN

Offers in Excess of £525,000 Freehold

Offered for sale with NO ONWARD CHAIN! Jigsaw Estates are delighted to present to the market this beautifully presented link detached property situated in the popular village of Lightwater. The village is only a short distance and offers a number of local shops and amenities. You also have Lightwater Country Park & leisure centre just down the road along with excellent transport links with Junction 3 of the M3 being only a short distance. Accommodation of the property consists of three large double bedrooms, a spacious living room and an open plan and modern kitchen/dining room. Further benefits include a downstairs cloakroom, an en-suite bathroom to bedroom one, family bathroom, double glazing and gas central heating. Outside the to rear of the property is a very well maintained garden with patio area. There is also access into the garage from the garden. The garden has a sunny aspect and is very private. Viewings are highly recommended.





Approx. Total Floor Area:
90 Sq M = 968 Sq Ft

Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.

- LINK DETACHED HOME
- LIGHTWATER VILLAGE
- LARGE EN-SUITE BATHROOM TO BEDROOM ONE
- LIVING ROOM
- SUNNY ASPECT AND PRIVATE GARAGE
- CLOSE PROXIMITY TO AMENITIES
- QUIET LOCATION
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- RE-FITTED KITCHEN/DINING ROOM
- GARAGE WITH LIGHT AND POWER
- END OF CHAIN

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92 to 100) A | | |
| (81 to 91) B | | 82 |
| (69 to 80) C | | |
| (55 to 68) D | 66 | |
| (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 |

