



24 Spruce Drive, LIGHTWATER, Surrey GU18 5YX

PRICE £850,000 Freehold

Jigsaw Estates are pleased to present to the market this impressive and extended detached family home situated in a popular location on the Briars Development in Lightwater. The property is only a short distance from Lightwater village centre itself as well as local schools including Hammond Junior School. There is also the added benefit of Lightwater Country Park & Leisure centre being close by and easy access to Junction 3 of the M3. Accommodation of the property comprises four bedrooms, a double aspect living room, dining room, a study area and a stunning open plan kitchen/breakfast/family room with bi-fold doors and a large sky lantern which floods the room with natural light. Further benefits include a utility room, re-fitted en-suite shower room to bedroom one, en-suite shower room to bedroom 2, and a beautiful re-fitted family bathroom. The rear garden has been landscaped with a large decking area for seating and entertaining, enclosed by railway sleepers with the rest of the garden mainly laid to lawn with flower and shrub borders. The property also owns the area of land to the side where there is currently a garden shed. There is side access to the driveway which offers parking for a number of cars. There is also a detached double garage with electric doors and light & power. Viewings are highly recommended.

Jigsaw
Estates Limited

- LIGHTWATER
- STUNNING OPEN PLAN KITCHEN/DINING/ FAMILY ROOM
- LIVING ROOM
- STUDY AREA
- TWO ENSUITE FACILITIES
- LANDSCAPED REAR GARDEN
- EXTENDED & DETACHED
- BI-FOLD DOORS LEADING TO GARDEN
- DINING ROOM
- UTILITY ROOM
- DOUBLE GARAGE
- COUNCIL TAX BAND = F

Approximate Area = 2008 sq ft / 187 sq m (includes garage)

For identification only - Not to scale

