



4 Mallards Way, LIGHTWATER, Surrey GU18 5ND

PRICE £675,000

Jigsaw Estates are pleased to present to the market this well presented detached family home situated in a quiet cul-de-sac position with the added benefit of being, quite literally, on the doorstep of Lightwater Country Park. The entrance to the woodland of the Country Park can be found directly opposite the cul-de-sac. The Country Park offers a variety of different walking routes as well as a playpark, cafe and crazy golf. Lightwater Leisure Centre is also located within the Country Park which houses a gym, sports halls and various sporting activities. Lightwater Village offers a number of local amenities including a supermarket, pharmacy and post office and there are two schools situated within walking distance of the property.

Accommodation comprises four bedrooms, a living room and a large open plan kitchen/dining/family room with vaulted ceiling and patio doors leading to the garden. Further benefits include a stunning re-fitted shower room, re-fitted family bathroom to an equally high standard, utility room and downstairs cloakroom. Outside to the rear there is a garden with decked seating area with the remainder of the garden mainly laid to lawn. To the front there is driveway parking which also gives access to the integral





Ground Floor



First Floor

Total floor area 128.1 sq.m. (1,379 sq.ft.) approx

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.

- COUNCIL TAX BAND = F
- FOUR BEDROOMS
- LOCATED OPPOSITE LIGHTWATER COUNTRY PARK
- RE-FITTED BATHROOMS TO A HIGH STANDARD
- CLOSE PROXIMITY TO AMENITIES
- DETACHED FAMILY HOME
- CUL-DE-SAC LOCATION
- OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM
- UTILITY & CLOAKROOM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

