



Ambleside Road, LIGHTWATER, Surrey GU18 5UJ

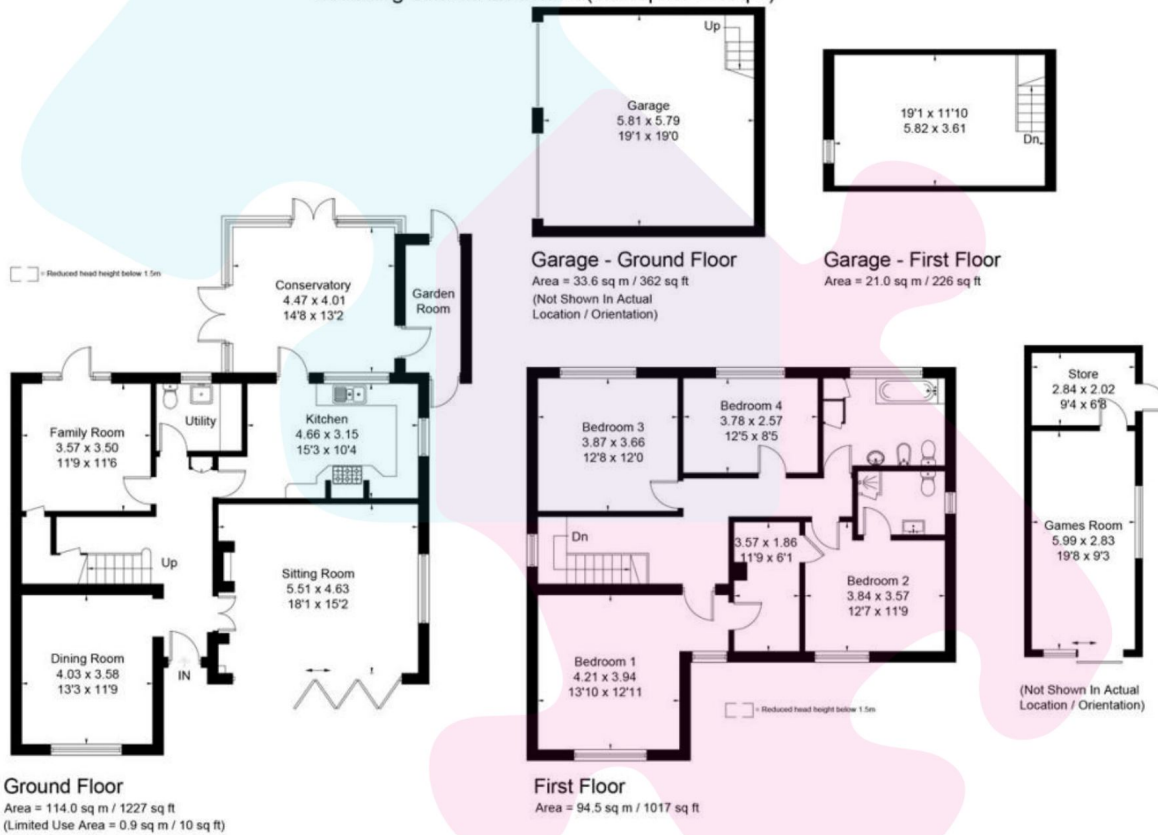
PRICE £1,000,000 Freehold

Jigsaw Estates are excited to present to the market a rare opportunity to acquire a detached family home occupying a plot of approximately 0.22 acre with ample off street parking and private rear garden in one of Lightwater's premier roads. The property is situated within close proximity to Hammond Junior School and Lightwater First school and also within walking distance of a number of local shops. The property also offers good transport links with easy access to Junction 3 of the M3. You also have the benefit of Lightwater Country Park on your doorstep which offers acres of woodland walks, a playpark & a cafe.

Accommodation of 3150 square feet comprises four double bedrooms, living room with bi-fold patio doors, dining room, family room and kitchen. Further benefits include a large Upvc conservatory with heating, a walk in wardrobe to bedrooms one and two, en-suite to bedroom two, family bathroom and cloakroom. Outside to the rear there is a secluded garden with patio area and brick built building which could be used as a games room. To the front of the property is a large shingled driveway and detached double garage. The garage has a staircase into the loft space which could easily be converted into further accommodation/home office space (S.T.P.P). Viewings are highly recommended.



Approximate Area = 214.8 sq m / 2312 sq ft
 Garage = 54.6 sq m / 588 sq ft
 Outbuilding = 23.3 sq m / 251 sq ft
 Total = 292.7 sq m / 3150 sq ft
 Including Limited Use Area (0.9 sq m / 10 sq ft)



- 3150 SQ FT INC OUTBUILDING & GARAGE
- APROX 0.22 OF AN ACRE PLOT
- THREE RECEPTION ROOMS
- POTENTIAL FOR ADDITIONAL ROOM ABOVE GARAGE
- CLOSE TO LOCAL SCHOOLS
- FOUR DOUBLE BEDROOMS
- DETACHED DOUBLE GARAGE
- EN-SUITE AND WALK IN WARDROBE
- BRICK BUILT OUTBUILDING WITH POWER
- CLOSE TO LOCAL AMENITIES

| Energy Efficiency Rating | Current | Potential | Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (100-100) A | | | (00-100) A | | |
| (91-81) B | | | (91-81) B | | |
| (74-55) C | | | (61-50) C | | |
| (35-49) D | | | (31-49) D | | |
| (29-44) E | | | (28-44) E | | |
| (21-28) F | | | (21-28) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | | England, Scotland & Wales | EU Directive 2002/91/EC | |



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.