



## 81 Spruce Drive, LIGHTWATER, Surrey GU18 5YU

PRICE £650,000 Freehold

Jigsaw Estates are excited to bring to the market this well presented detached family home situated in a quiet cul-de-sac in the popular village of Lightwater. The village offers a number of local amenities including a supermarket, chemists, doctors & dentists & post office. There are a two local schools within the village and the Countrypark which has a cafe, crazy golf and the Leisure Centre.

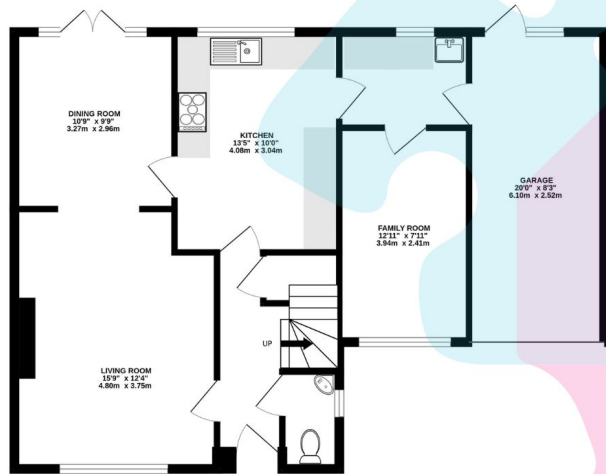
The property was built by the well respected developer 'Charles Church' & accommodation comprises four bedrooms, a living room, dining room, family room and a re-fitted kitchen. Further benefits include a cloakroom, utility room, en-suite shower room and family bathroom. Outside to the rear is a beautifully maintained and secluded sunny garden with patio area and side access. There is also an integral single garage with light and power. To the front of the property is a driveway offering parking for multiple cars. Viewings are highly recommended.

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed

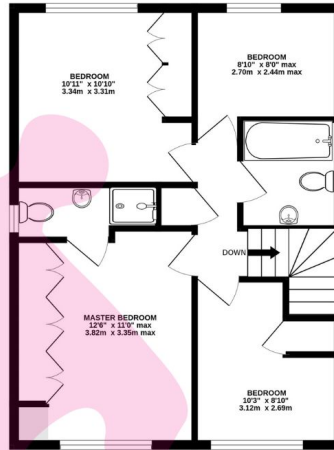


- 4 BEDROOMS
- 3 RECEPTION ROOMS
- UTILITY ROOM
- EN-SUITE & FAMILY BATHROOM
- CLOSE PROXIMITY TO AMENITIES
- DETACHED FAMILY HOME
- RE-FITTED KITCHEN
- GARAGE WITH LIGHT AND POWER
- CUL DE SAC LOCATION

GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1341 sq.ft. (124.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

