



**151 Ambleside Road, LIGHTWATER, Surrey GU18 5UN**

**PRICE £1,250,000 Freehold**

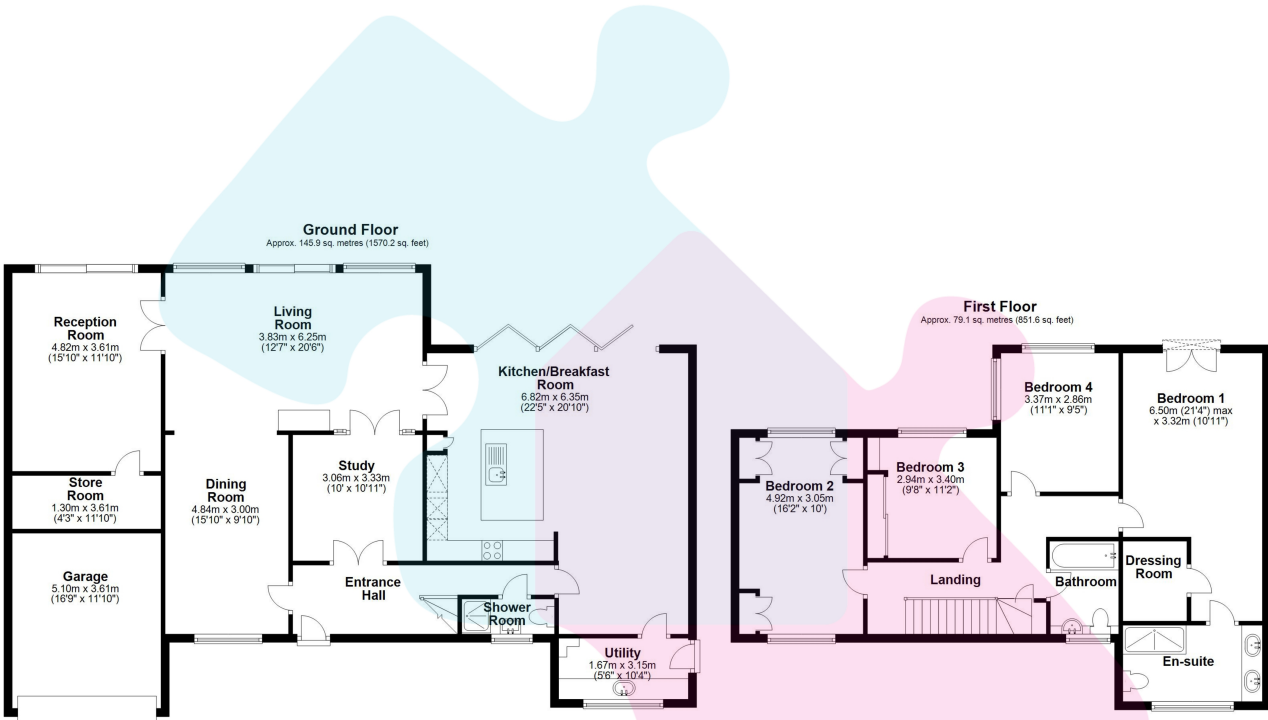
Jigsaw Estates are proud to offer to the market this beautifully presented detached family home occupying a plot of approx 0.27 of an acre and situated on one of the premier roads in Lightwater.

Accommodation comprises four generous double bedrooms, living room, family room (or bedroom five), study, dining room and large open plan kitchen/breakfast room with bi-fold doors. The stunning kitchen space has a large island, bi-fold doors onto the rear garden and space for sofas to create an all encompassing family area. Further benefits include a utility room, downstairs shower room, family bathroom and ensuite shower room & walk in wardrobe to bedroom one which also has a juliet balcony overlooking the rear garden. There is an integral larger than average single garage with power and light. There is an additional store room which is accessed via the family room/bedroom five. This could potentially be converted into an additional bath/shower room en-suite (subject to planning and building regulations).

Outside to the rear there is a stunning garden. The patio spans the width of the plot and the tiles match



- 0.27 ACRE PLOT
- FOUR DOUBLE BEDROOMS
- LARGE DRIVEWAY
- THREE RECEPTION ROOMS
- FAMILY BATHROOM WITH BATH AND SHOWER
- LARGER THAN AVERAGE GARAGE
- BI-FOLD DOORS LEADING TO GARDEN
- EN-SUITE AND WALK IN WARDROBE
- PREMIER LOCATION
- STUNNING OPEN PLAN KITCHEN/FAMILY SPACE
- BEAUTIFULLY MAINTAINED FRONT AND REAR GARDENS



Total area: approx. 225.0 sq. metres (2421.9 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan. EPC and Floorplan produced by WWW.G-Whis.net. Plan produced using PlanIt.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	73	80
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(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

