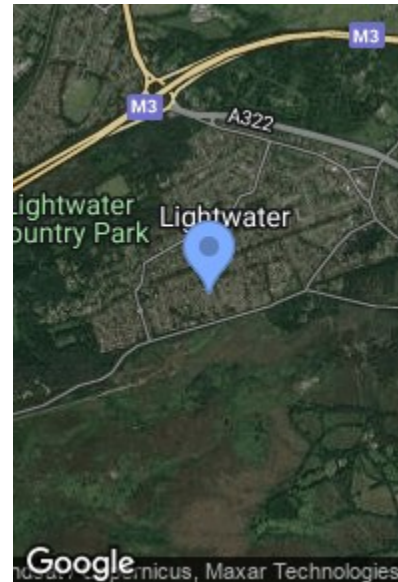




ROAD MAP

HYBRID MAP

TERRAIN MAP

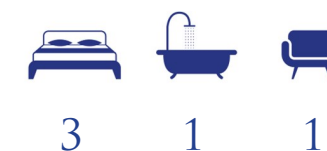


SPRUCE DRIVE, LIGHTWATER GU18  
OFFERS IN EXCESS OF £400,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		87
B	(81-90)		
C	(69-80)	72	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## MAIN FEATURES

- No Onward Chain
- Charles Church Terrace Property
- Very Well Presented
- Three Bedrooms
- Landscaped Rear Garden
- Modern Kitchen
- Close To Lightwater Country Park
- Close To Lightwater Village

## FULL DETAILS

### Entrance Hallway

Enter via door, laminate flooring and stairs leading to the first floor.

### WC

Wash hand basin, low level WC and tiled flooring.

### Kitchen

**8'10 x 8'4 (2.69m x 2.54m)**

Range of base and eye level units, sink, cooker and space for; washing machine, dishwasher and fridge/freezer. Partly tiled walls and tiled flooring.

### Living Room

**15'11 x 14'11 (4.85m x 4.55m)**

Understairs storage, laminate flooring and door leading to the landscaped rear garden.

### First Floor Landing

Carpet flooring.

### Bedroom One

**14'1 x 8'9 (4.29m x 2.67m)**

Rear aspect double bedroom, wardrobes, feature wall and laminate flooring.

### Bedroom Two

**10'9 x 8'9 (3.28m x 2.67m)**

Front aspect double bedroom, wardrobe, feature wall and laminate flooring.

### Bedroom Three

**8'3 x 5'9 (2.51m x 1.75m)**

Rear aspect bedroom, laminate flooring and wardrobes with sliding doors.

### Bathroom

Bath with shower, low level WC, wash hand basin and tiled flooring.

### Garden

**42'4 x 16'9 (12.90m x 5.11m)**

Spacious and landscaped garden comprising; areas laid to decking and shingle with shed.

### Council Tax

Band C.

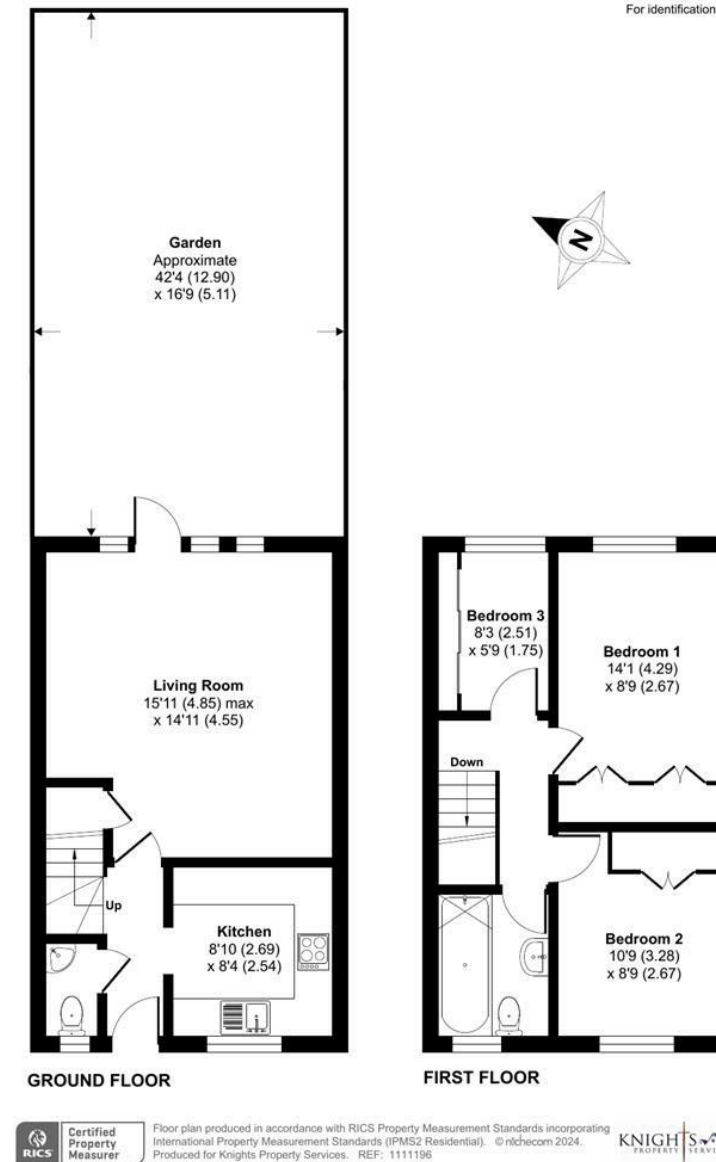
### Additional Information

We have been advised by the owner that there is a Residents Association charge of £25 per month. Knights Property Services can not be held liable for any inaccuracy in this as we are relying on third party information.

## FLOORPLAN

### Spruce Drive, Lightwater, GU18

Approximate Area = 754 sq ft / 70 sq m  
For identification only - Not to scale



## SPRUCE DRIVE, LIGHTWATER GU18

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this very well presented Charles Church terrace property in an extremely sought-after location on the Briars development. The ground floor comprising; kitchen, living room and WC. The first floor has three bedrooms and a bathroom. A great feature of the property is the landscaped and spacious rear garden. The property is situated close to Lightwater Village which boasts a vast range of local amenities. Lightwater Country Park, with its amazing woodlands and ponds, is nearby and has a lot of activities such as an adventure playground, adventure golf and a gym.