

SUNDEW CLOSE, LIGHTWATER GU18  
PRICE GUIDE £900,000

ROAD MAP



HYBRID MAP



TERRAIN MAP



Camberley 01276 539111  
Email: enquiries@knightsproperty.com  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		80
B	81-91		
C	69-80	68	
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
- Spacious Detached Home
- Four Bedrooms
- Driveway Parking
- En Suite & Bathroom
- Double Garage
- Very Well Maintained Gardens
- Stone's Throw Of Gordon's School

## FULL DETAILS

### Entrance Hall

Enter via door, understairs storage cupboard, stairs leading to the first floor and carpet flooring.

### Reception Room

22'0 x 12'9 (6.71m x 3.89m)

Dual aspect, feature fireplace, carpet flooring and doors leading to the rear garden. Door leading through to;

### Dining Room

12'10 x 10'11 (3.91m x 3.33m)

Rear aspect and carpet flooring. Door leading through to;

### Kitchen

14'6 x 9'10 (4.42m x 3.00m)

Range of base and eye level units, sink, dishwasher, fridge, freezer, microwave/oven, oven/grill, four ring gas hob, extractor fan, partly tiled walls and tiled flooring.

### Utility

Boiler, units, sink and space for; washing machine. Partly tiled walls and tiled flooring.

### Study

9'0 x 7'7 (2.74m x 2.31m)

Front aspect and carpet flooring.

### WC

Low level WC, wash hand basin and laminate flooring.

### First Floor Landing

Carpet flooring, airing cupboard and access to the partially boarded loft with ladder.

### Bedroom One

12'10 x 10'10 (3.91m x 3.30m)

Rear aspect, wardrobes, carpet flooring and door leading through to;

### En Suite

Corner shower cubicle, wash hand basin, low level WC, heated towel rail, storage cupboard, tiled flooring and tiled walls.

### Bedroom Two

12'9 x 10'9 (3.89m x 3.28m)

Rear aspect, wardrobe and carpet flooring.

### Bedroom Three

12'9 x 8'10 (3.89m x 2.69m)

Front aspect, wardrobe and carpet flooring.

### Bedroom Four

12'1 x 7'7 (3.68m x 2.31m)

Front aspect and carpet flooring.

### Bathroom

Bath with shower, low level WC, wash hand basin, heated towel rail, partly tiled walls and laminate flooring.

### To The Front

Front garden with path leading to the front door. Side access to the rear garden. Driveway parking and access to;

### Garage

18'0 x 16'0 (5.49m x 4.88m)

### To The Rear

Mainly laid to lawn with patio area. Range of mature trees, shrubs and bushes.

### Council Tax

Band G.

## FLOORPLAN



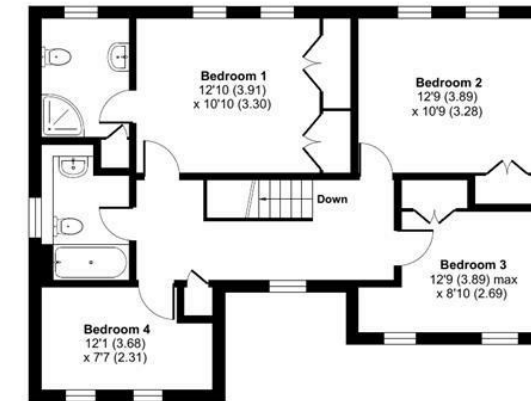
### Sundew Close, Lightwater, GU18

Approximate Area = 1607 sq ft / 149.2 sq m

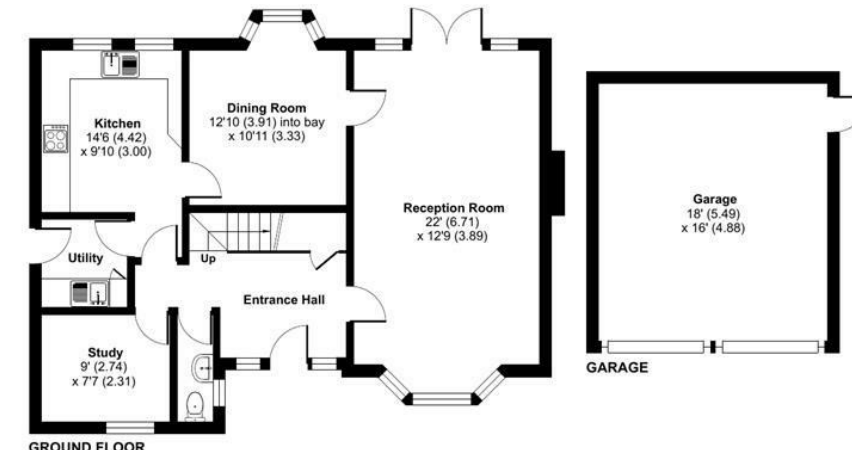
Garage = 288 sq ft / 26.7 sq m

Total = 1895 sq ft / 175.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Knights Property Services. REF: 1177943



## SUNDEW CLOSE, LIGHTWATER GU18

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** Offered to the market for sale is this spacious detached home, situated within a stone's throw of Gordon's School. The property occupies an extensive plot benefitting from a detached double garage, driveway parking for multiple cars and tree-lined garden space. Sundew Close is a wonderful and private cul-de-sac where properties rarely become available. The well presented property is within easy access of Lightwater village which provides a range of everyday amenities in addition to being close to local schooling. For the commuter, the M3 J3 is close-by whilst Woking and Brookwood stations are also near.

The ground floor comprising; spacious entrance hall, reception room, dining room, study, WC and refitted kitchen with separate utility. The first floor boasts a bathroom and four bedrooms with a refitted en suite to bedroom one. There are sizeable and well maintained front and rear gardens. A viewing is highly recommended to fully appreciate everything that this property has to offer.