



Junction Road | | Lightwater | GU18 5TQ

Price Guide £775,000 Freehold

Waterfords W
Residential Sales & Lettings

Junction Road |
Lightwater | GU18 5TQ
Price Guide £775,000

An attractive and extended character home with a stunning kitchen/breakfast room. The house is situated in a quiet residential road close to the village centre.

- Detached character home
- Dining room and adjacent sitting room
- Lounge and separate family room
- Utility Room
- Driveway parking
- Extended kitchen with vaulted ceiling
- Four bedrooms
- Garden room
- Two Bathrooms
- Surrey Heath Borough Council tax Band F

Description

This character home has well balanced living accommodation, the entrance hall gives access to the front aspect living room with an open fireplace, the adjacent family room gives access to the garden room and sitting room with a log burning stove, this is open plan to the stunning extended kitchen, enjoying a central island unit and vaulted ceiling, a variety of fitted appliances is complimented by a utility area, whilst bi-folding doors open to the garden. Upstairs, are four bedrooms and a modern bathroom.





Outside

To the front of the property is a small garden area with a wrought iron fence enclosure. To the side is a hardstanding providing off road parking for two cars. To the rear the garden is private and well kept providing a lawn and a patio area with pergola. Timber constructed shed. In the garden is an interesting Shepherds Hut and this available to purchase by separate negotiation.

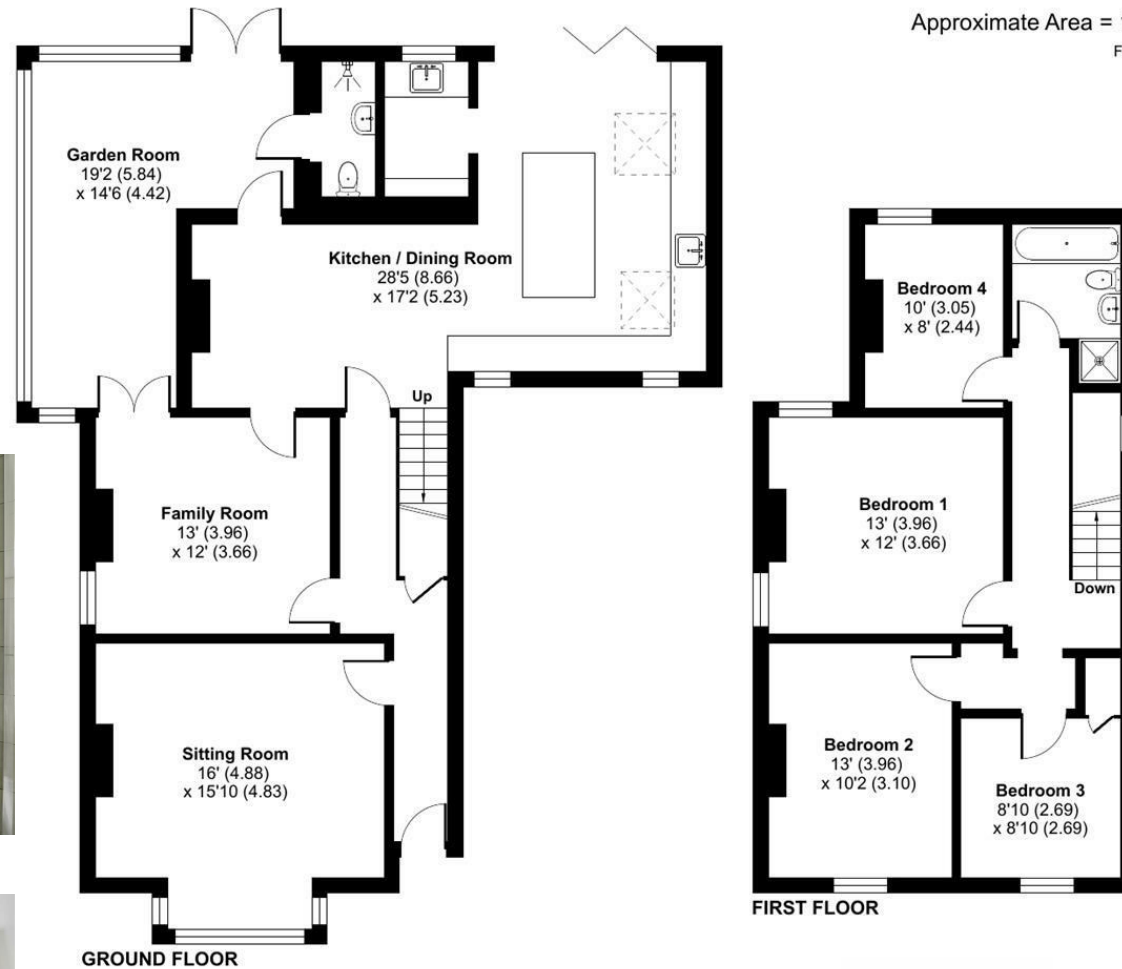
Location

Set in a popular residential area within 1/4 mile of the village centre, which has a good selection of local amenities. Lightwater has excellent road-links, with the A322 giving access to Woking and Bracknell, while the M& (junction 5) gives access to London, M25 and the South Coast. The area has sought after schools for all ages and surrounded by attractive countryside.

Junction Road, Lightwater, GU18

Approximate Area = 1861 sq ft / 172.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Waterfords. REF: 1162146



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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