



Alsford Close | | Lightwater | GU18 5LF

Offers In Excess Of £425,000 Freehold



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Situated in a pleasant courtyard, this attractive flint fronted 3 bedroom terraced home enjoys a southerly facing garden and garage in a nearby block

- 3 bedrooms
- Living/dining room
- Fitted kitchen
- Bathroom
- Courtyard location
- Garage
- Resident parking
- Pleasant garden

Accommodation

The front door opens to the entrance hall with a downstairs cloakroom. The rear aspect living/dining room has French doors to the garden and the front aspect kitchen is fitted with a good range of shaker styled units and a range of integrated appliances. Upstairs, the 3 bedrooms are served by a white bathroom suite.



Garage



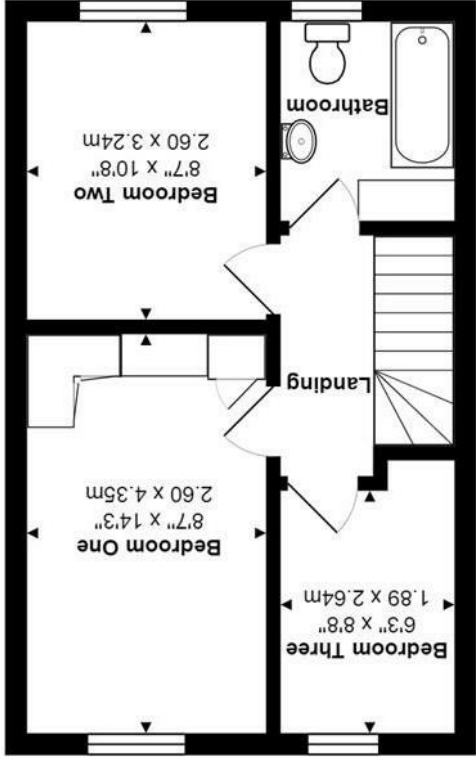
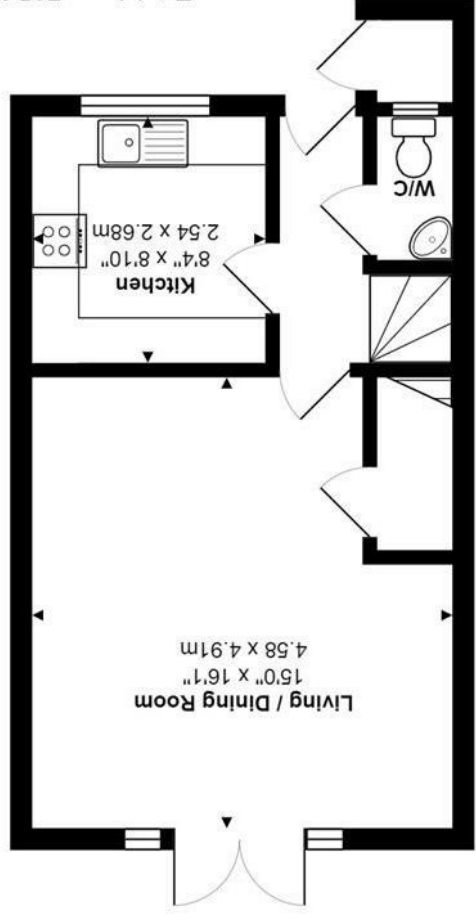
Outside

The property is situated in a pleasant courtyard with residents parking and access to the garage in a neighbouring block. The rear garden has a patio area leading to a lawn area enclosed by timber fencing and has a private outlook.

Location

The house is nestled in a cul de sac in a sought after residential area of the Chares Church Moorlands development. Situated within a convenient distance of Lightwater village centre with a good selection of local amenities. The commuter has easy access to A332 and M3 to London and the South Coast, The house is also located within walking distance of superb green spaces including





Alsford Close, Lightwater, GU18 5LF

Total Area: 765 ft² ... 71.1 m² Excluding Garage
All measurements are approximate and for display purposes only

Energy Efficiency Rating	
Current	Potential
89	76
England & Wales	
EU Directive 2002/91/EC	

Very energy efficient - lower running costs
A (92 plus)
B (81-91)
C (69-80)
D (55-68)
E (39-54)
F (21-38)
G (1-20)
Not energy efficient - higher running costs

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