



Alsford Close | | Lightwater | GU18 5LF

Offers In Excess Of £425,000

Waterford's W
Residential Sales & Lettings

Alsford Close |
Lightwater | GU18 5LF
Offers In Excess Of £425,000

Situated in a pleasant courtyard, this attractive flint fronted 3 bedroom terraced home enjoys a southerly facing 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.

Location

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 area has superb green spaces including Lightwater Country Park.

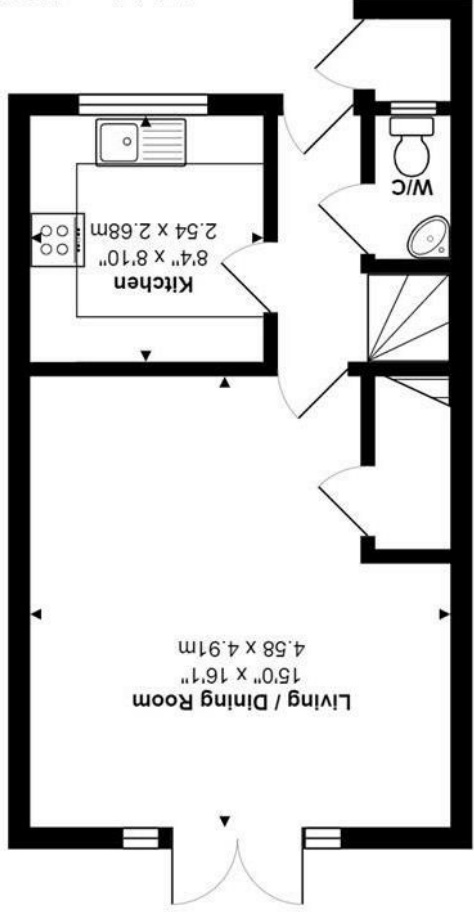
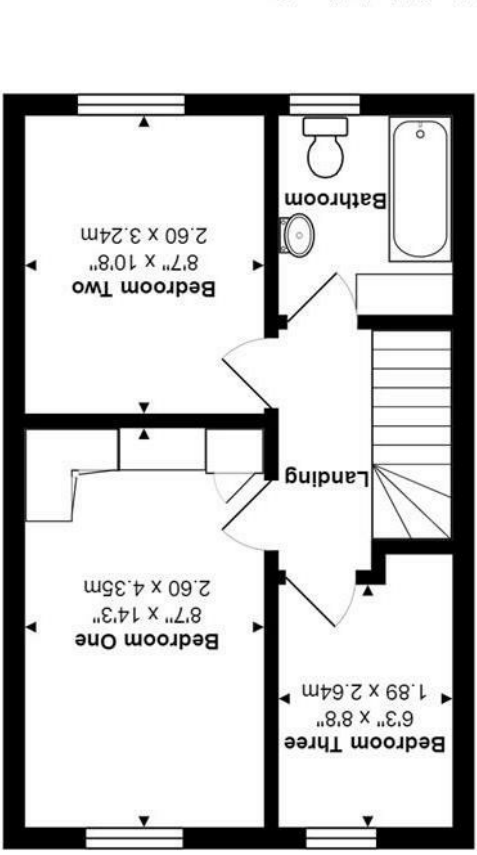


Energy Efficiency Rating	
Current	Target
89	76

England & Wales	
EU Directive	2002/91/EC
A	(92 kWh/m ²)
B	(81-91 kWh/m ²)
C	(69-80 kWh/m ²)
D	(55-68 kWh/m ²)
E	(45-54 kWh/m ²)
F	(31-44 kWh/m ²)
G	(1-30 kWh/m ²)

Very energy efficient - lower running costs
Very energy efficient - higher running costs

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



Alstord Close, Lightwater, GU18 5LF

