

ROAD MAP

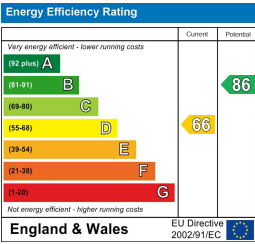
HYBRID MAP

TERRAIN MAP



GUILDFORD ROAD, LIGHTWATER GU18
OFFERS IN EXCESS OF £450,000

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





MAIN FEATURES

- Semi Detached Property
- Three Bedrooms
- New Gravel Driveway Parking
- Close To Lightwater Country Park
- Kitchen With Separate Breakfast Room
- Good Size Rear Garden
- Newly Laid Indian Sandstone Patio

FULL DETAILS

Entrance Hallway

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

WC

Low level WC, wash hand basin and laminate flooring.

Kitchen

10'9 x 10'7 (3.28m x 3.23m)

Range of base and eye level units, granite work surfaces, sink, microwave, oven, five ring gas hob, dishwasher and space for; fridge/freezer. Laminate flooring.

Breakfast Room

11'5 x 7'6 (3.48m x 2.29m)

Doors leading out to the rear garden. Range of units and space for; washing machine. Laminate flooring.

Living Room

17'9 x 13'9 (5.41m x 4.19m)

Laminate flooring and leading through to;

Study

9'8' x 7'6 (2.95m' x 2.29m)

Laminate flooring and doors leading out to the newly laid patio.

First Floor Landing

Carpet flooring.

Bedroom One

13'9 x 10'6 (4.19m x 3.20m)

Rear aspect, wardrobes and laminate flooring.

Bedroom Two

11'0 x 10'6 (3.35m x 3.20m)

Rear aspect, laminate flooring and airing cupboard with slatted shelves for storage.

Bedroom Three

10'2 x 6'8 (3.10m x 2.03m)

Front aspect and laminate flooring.

Bathroom

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

To The Front

Gate leading to gravel driveway parking. Access to the rear of the property.

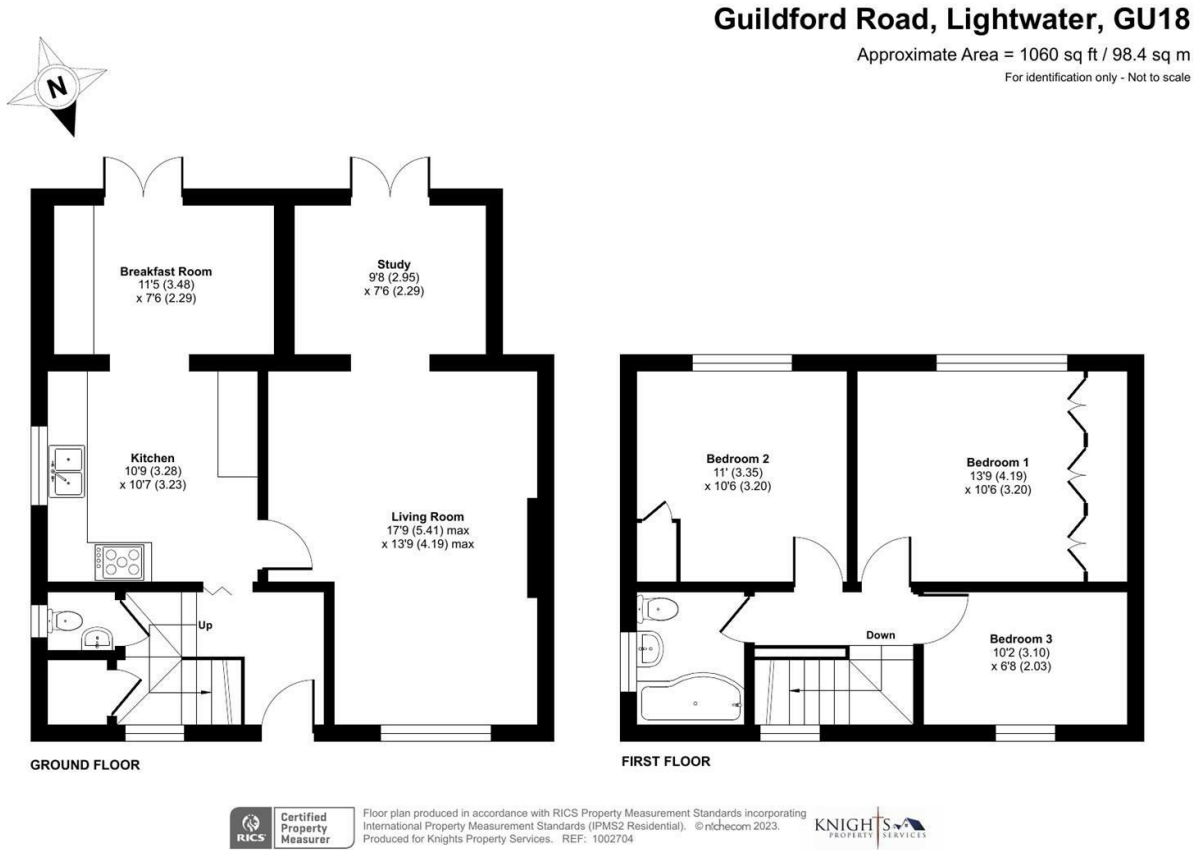
To The Rear

Newly laid indian sandstone patio, slate area and mainly laid to lawn with a variety of mature trees and shrubs.

Council Tax

Band E.

FLOORPLAN



GUILDFORD ROAD, LIGHTWATER GU18

KNIGHTS PROPERTY SERVICES - Offered to the market for sale is this semi detached property in Lightwater. The ground floor has a good size living room leading through to the study, WC, kitchen and separate breakfast room. There are three bedrooms to the first floor and a modern bathroom. Externally there is a newly laid gravel driveway to the front of the property with a good size garden and a newly laid indian sandstone patio to the rear of the property. 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.