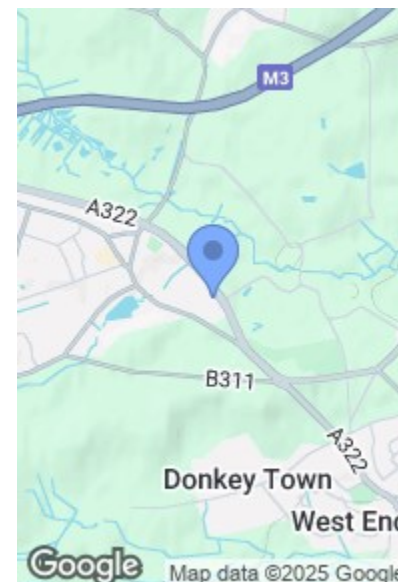
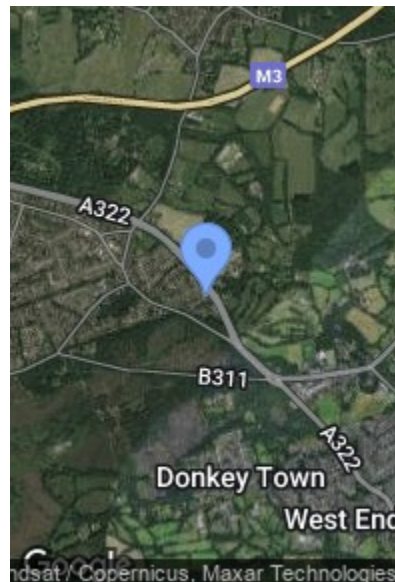
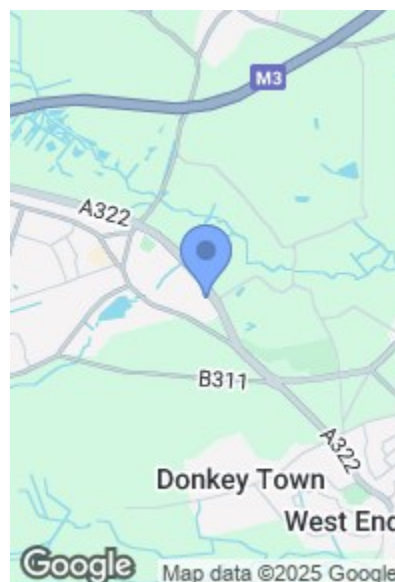


ROAD MAP

HYBRID MAP

TERRAIN MAP

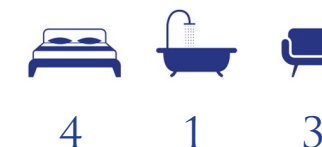


MARSHWOOD ROAD, LIGHTWATER GU18
£700,000

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



Energy Efficiency Rating		
	Current	Potential
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		
England & Wales	61	77
EU Directive 2002/91/EC		





MAIN FEATURES

- Very Well Presented Detached Home
- Four Bedrooms
- Modern Bathroom
- Kitchen With Separate Utility
- Double Garage & Driveway Parking
- Well Maintained External Grounds
- Stone's Throw Of Gordon's School
- Close To Lightwater Village

FULL DETAILS

Entrance Hallway

Enter via front door, coir matting and laminate flooring. Stairs leading to the first floor and understairs storage.

WC

Low level WC, wash hand basin and laminate flooring.

Living Room

15'4 x 12'5 (4.67m x 3.78m)

Feature gas fireplace with marble surround and laminate flooring. Leading through to;

Dining Room

11'0 x 10'0 (3.35m x 3.05m)

Laminate flooring and sliding door leading through to;

Conservatory

12'9 x 9'0 (3.89m x 2.74m)

Electric heating, wood flooring and door leading through to the garden.

Kitchen

13'6 x 9'7 (4.11m x 2.92m)

Range of base and eye level units, breakfast bar, four ring gas hob, extractor fan, oven/grill, sink and space for; dishwasher. Laminate flooring.

Utility

7'6 x 5'7 (2.29m x 1.70m)

Wash hand basin, WC and boiler. Space for; fridge/freezer and washing machine. Door leading through to;

Double Garage

19'7 x 16'8 (5.97m x 5.08m)

Power and lighting. Door leading to the garden.

First Floor Landing

Carpet flooring and access to the loft.

Bedroom One

13'9 x 10'9 (4.19m x 3.28m)

Front aspect, wardrobes and laminate flooring.

Bedroom Two

13'8 x 10'9 (4.17m x 3.28m)

Rear aspect, mirrored wardrobes and laminate flooring.

Bedroom Three

10'0 x 8'10 (3.05m x 2.69m)

Front aspect, cupboard and laminate flooring.

Bedroom Four

9'0 x 7'0 (2.74m x 2.13m)

Rear aspect and parquet flooring.

Bathroom

Wash hand basin, low level WC, bath with shower, heated towel rail, vanity mirror, tiled walls and tiled flooring.

To The Rear

Mainly laid to lawn with patio area. New fence panelling. Range of mature planting. Side access leading to the front of the property.

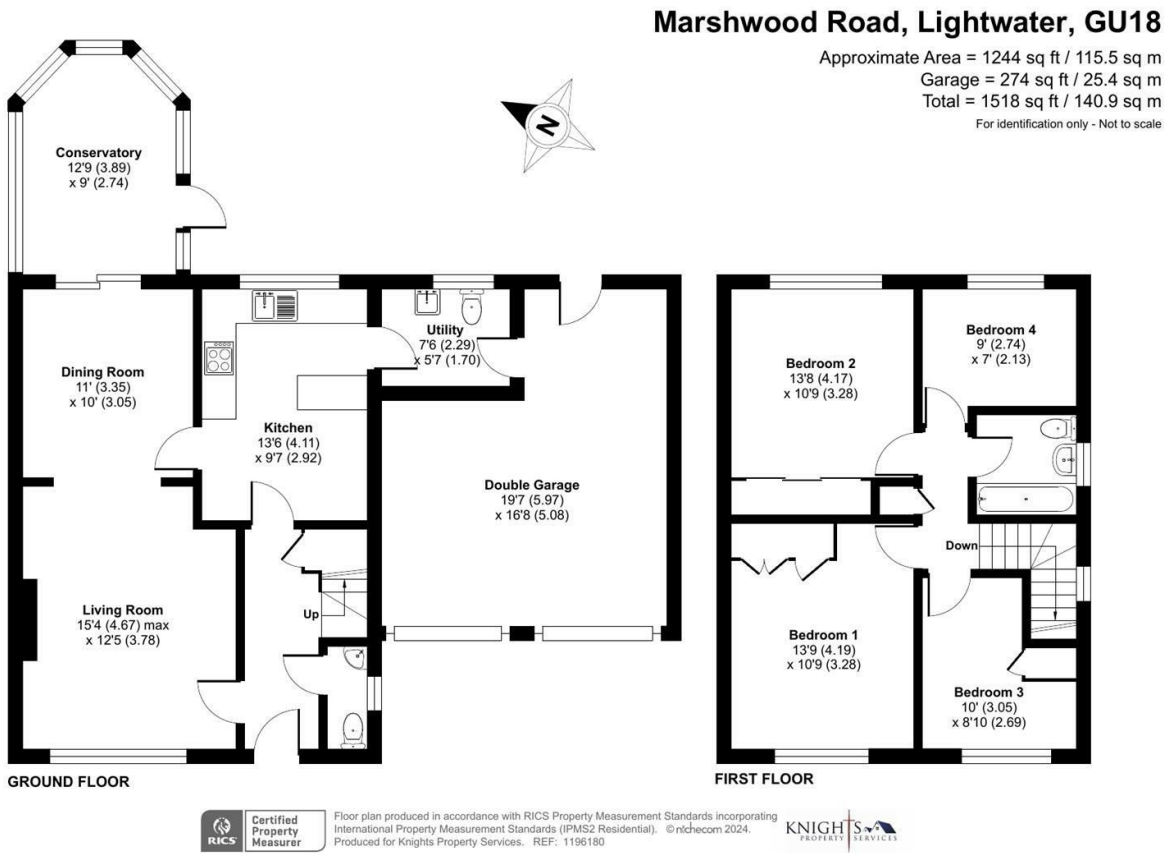
To The Front

Lawned area, driveway parking and access to the double garage.

Council Tax

Band F.

FLOORPLAN



MARSHWOOD ROAD, LIGHTWATER GU18

KNIGHTS PROPERTY SERVICES - New to the market for sale is this very well presented detached family home, situated within a stone's throw of Gordon's School. Externally the property boasts driveway parking, a double garage and well maintained front and rear gardens. The home has potential to extend STPP. The ground floor comprising; living room, dining room, conservatory, WC and kitchen with separate utility and access to the garage. To complete the property internally there are four bedrooms and a modern bathroom to the first floor.

The home 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.