



APPROX. GROSS FLOOR AREA 1728 SQ.FT. / 160.5 SQ.M. (Excludes store & includes garage)
 APPROX. GROSS EXTERNAL FLOOR AREA 2013 SQ FT / 187 SQM (Excludes store & includes garage)

This plan is for layout guidance only. Not drawn to scale. For information purposes only. Windows and door openings area approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decisions reliant upon them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Ridgeway Close, Lightwater, Surrey, GU18 5XX

Asking Price £650,000

Tenure: Freehold

EPC Rating: D

Council Tax Band: G



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SUMMARY: A well presented detached four bedroom house offering excellent family accommodation. Comprising an entrance hall with cloakroom/shower room, spacious lounge, dining room and a well equipped kitchen/breakfast room and utility room. The property has double glazed windows and a Worcester Bosch boiler for heating. Also benefitting from solar panels for hot water. Upstairs provides an excellent size bedroom one with ensuite shower room, three further very good size bedrooms and a luxury family bathroom. The south-westerly facing rear garden is attractive with mature flower and shrub borders and a large patio area ideal for entertaining and BBQs.

LOCAL INFORMATION: Lightwater village has a range of shops, post office, Cooperative supermarket, pub/restaurant, cafe/coffee shop, library and various hot food takeaways. The M3 at junction 3 is a about half a mile distance away.

LIGHTWATER COUNTRY PARK: The beautiful Country Park extends to 59 hectares and is predominately heathland habitat, but there are also ponds, woodland, meadows and walking trails. These habitats offer the opportunity to observe a wide variety of wildlife, birds, mammals, plants and insects. There is also a leisure centre and tennis courts.

A double glazed front door with double glazed side panel to



the **ENTRANCE PORCH:** with tiled flooring, electric and gas meters, double glazed door to:

ENTRANCE HALL: Radiator, wide coats cupboard with hanging rail, under stairs cupboard with solar panel meter, further cupboard, door to garage.

CLOAKROOM/SHOWER ROOM: A white suite with low level WC, wash basin, shower cubicle with wall mounted shower unit, radiator, half tiled walls, mirror cabinet and display shelves, tiled flooring.

LIVING ROOM: 23'2 x 10'11 (7.09m x 3.33m). Running front to rear with plain ceiling and coving, two radiators, three wall light points, wide double glazed window with view of front garden, attractive fireplace with marble surround and wood burning stove, rear double glazed sliding patio door to rear garden.

DINING ROOM: 16'2 x 7'10 (4.93m x 2.39m). Front aspect double glazed window, radiator.

KITCHEN/BREAKFAST ROOM: 12 x 9'10 (3.66m x 3.00m). Base



and wall cupboard, worktops with tiled splash backs, AEG four ring gas hob, built-in AEG oven, space for fridges, one and a half bowl stainless steel sink unit with mixer tap, breakfast bar, radiator, Bosch dishwasher.

UTILITY ROOM: 10'3 x 6'2 (3.12m x 1.88m). Double glazed window and door to garden, wash basin, space for a freezer, washing machine and tumble dryer, storage cupboard with radiator.

Stairs from entrance hall to a good size **LANDING:** Loft hatch with pull down ladder.

BEDROOM ONE: 14'2 x 12'5 (4.32m x 3.78m). Wide double glazed window with front view, radiator, down lighting, built-in wardrobe cupboards with hanging and shelf storage space, door to:

ENSUITE: A white suite with down lighting, vinyl flooring, low level WC, wash hand basin, fully tiled walls, electric shaver point, shower cubicle with wall mounted Aqualisa shower unit, double glazed window.

BEDROOM TWO: 13'6 x 10'10 (4.11m x 3.30m). Double glazed

window overlooking the rear garden, built-in wardrobe cupboards along one wall, radiator.

BEDROOM THREE: 23'4 x 6'1 (7.11m x 1.85m). Two wide double glazed window with garden view, two radiators, loft hatch.

BEDROOM FOUR: 11'7 x 8 (3.53m x 2.44m). Front aspect double glazed window, radiator.

FAMILY BATHROOM: A white suite with low level WC, wash basin, panel enclosed bath with hand shower, attractive fully tiled walls, mirror cabinet with display shelves, electric shaver point, tiled flooring, extractor.

OUTSIDE:

REAR GARDEN: An attractive sunny south-westerly facing garden with an extensive wide patio area ideal for entertaining and BBQs, water tap, steps down to lawn with raised mature flower and shrub borders, further attractive flower and shrub borders, leading to a rear part of the garden with large storage shed, side access store to side of house with light and power.



FRONT GARDEN: Wide front driveway for parking, attractive mature flower and front borders.

GARAGE: 16'10 x 10'4 (5.13m x 3.15m). Light and power, side window, up and over door, wall mounted Worcester Bosch Greenstar boiler for heating.

COUNCIL TAX INFORMATION: The property is in **Council Tax band G = £3,780.10** payable for year **(2023/24)**.

** Please contact us before viewing: If there is something of special importance to you, we can provide you with further information or make enquiries. This could be especially important if you are coming some distance to view.*

** Although these details are believed to be correct, they are not guaranteed. Purchasers should satisfy themselves as to their accuracy.*

** Any electrical and gas appliances are not tested.*

** Sizes given are maximum approximate dimensions.*

