



Blackthorn Drive, Lightwater, Surrey, GU18 5YW

£465,000 - Freehold

SUMMARY: An extended semi detached bungalow with an attractive south facing rear garden. The accommodation comprises an entrance hall with cloakroom, comfortable living room, modern kitchen/dining room with integrated appliances and a study/third bedroom. The property has double glazed windows and gas fired heating with radiators. There are two double bedrooms and a luxury bathroom. There is driveway with parking for two cars in front of the single garage.

LOCAL INFORMATION: Lightwater village has a good range of shops, Post office, Cooperative supermarket, The Red Lion pub/restaurant, Randalls cafe and wine bar, a library and various hot food takeaways. The M3 at junction 3 is about one mile distance away and provides excellent links to the West country, South coast, London and Heathrow airport.

Outside courtesy light, double glazed front door to: **ENTRANCE HALL:** Radiator, coats/store cupboard with sliding doors.

CLOAKROOM: Modern design cloakroom with attractive Porcelain tiled walls and flooring, low level WC with concealed cistern, towel radiator, wash hand basin with black mixer tap, RCD protected fuse box and a wall mounted Worcester Bosch combination boiler for heating and hot water.

LIVING ROOM: 19'8 x 10'3 (5.99m x 3.12m). Plain ceiling with down lighting, coving, front aspect double glazed window, two radiators, burglar alarm sensor, smoke detector, thermostat.

KITCHEN/DINING ROOM: 16'2 x 14'1 (4.93m x 4.29m). Extensive range of base and wall cupboards, plain ceiling with down lighting, radiators, worktops with under lighting, Lamona five ring gas hob with stainless steel cooker hood

above, Lamona oven, integrated fridge and freezer, stainless steel sink unit, double glazed windows with view of the front and side, Bosch washing machine, pull out bin storage, radiator, TV point, double glazed door to driveway, ample space for a dining table, folding glazed doors to

STUDY/THIRD BEDROOM: 10 x 5'3 (3.05m x 1.60m). Plain ceiling, down lights, radiator, double glazed patio doors to the garden.

INNER HALLWAY: Cupboard with hanging rail, loft hatch with pull down ladder, boarded loft.

BATHROOM: Panel enclosed bath with attractive tiled walls to bath area, wall mounted shower unit, shower screen, wash basin with vanity units under, low level WC, extractor fan and towel heater.

BEDROOM ONE: 11'5 x 8'9 (3.48m x 2.67m)

Radiator, double glazed window with view of rear garden.

BEDROOM TWO: 9'4 x 8'11 (2.84m x 2.72m). Two double glazed windows, radiator.

OUTSIDE:

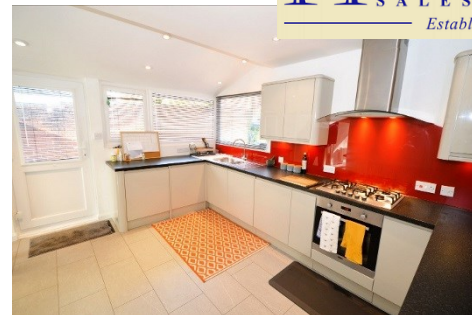
REAR GARDEN: A sound facing rear garden with attractive grey porcelain paving slabs with steps to a gravel pathway, lawn, attractive flower and shrub borders.

FRONT GARDEN: Attractive flower and shrub borders, driveway parking for two cars.

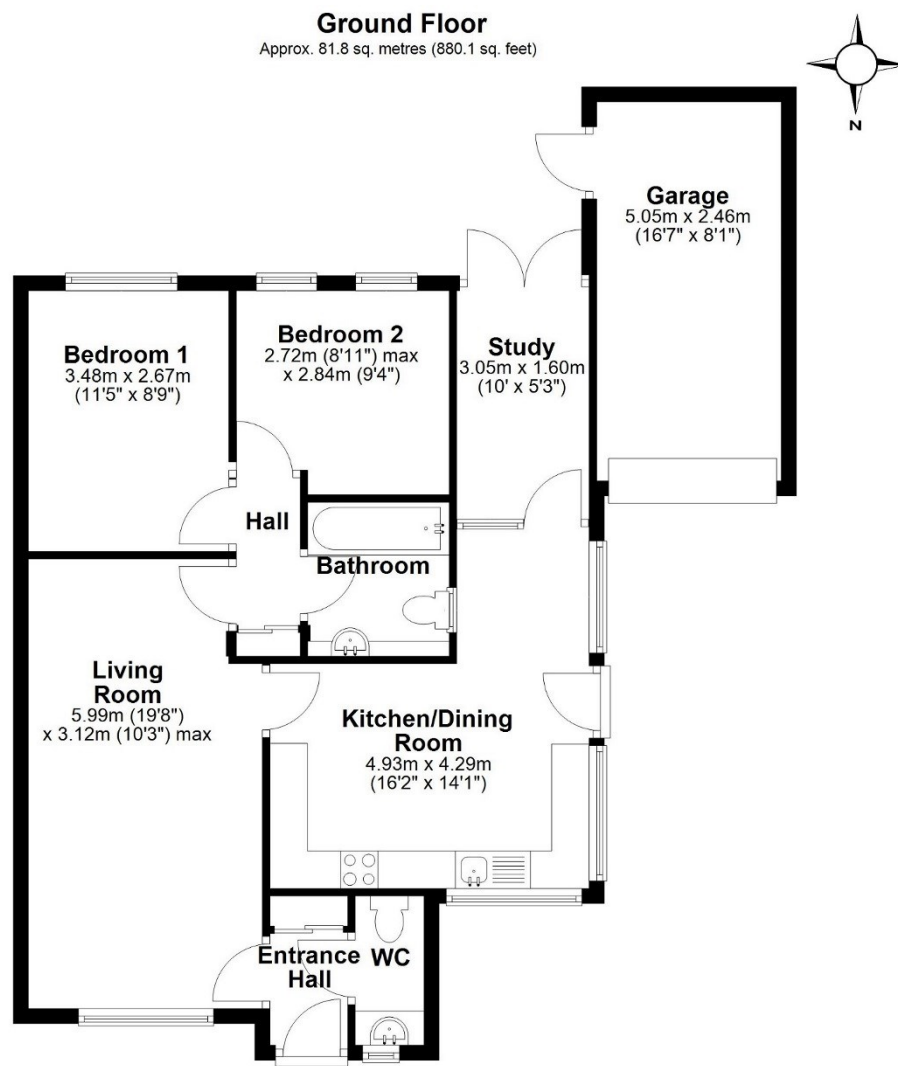
GARAGE: 16'7 x 8'1 (5.05m x 2.46m). Up and over door, light and power, rear door to garden.



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Total area: approx. 81.8 sq. metres (880.1 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified.
Plan produced using PlanUp.

** 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.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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