



## Three Bedroom Detached House

**Broadway Road, Lightwater, Surrey, GU18 5SJ**

Guide Price: £650,000

- Three Bedrooms
- En Suite and Family Bathroom
- Easterly Facing Garden
- Potential to Extend (STPP)
- Close Proximity to the M3
- Spacious Living Room
- Close to Local Shops
- EPC: D (64)



## Description

Situated in a sought after and convenient location is this three double bedroom one off family home. The ground floor comprises a spacious kitchen, bigger than average 'L' shaped living room, dining room, sun room, cloakroom, and converted garage to incorporate a utility room and family room. Upstairs are three bedrooms and the family bathroom. The main bedroom benefits from ample built-in wardrobes and an en suite. There is also a pull down ladder leading to the bonus loft room which could have a variety of uses. Additionally, Lightwater Village is within close proximity with a range of shops and restaurants.

## Outside

To the front there is driveway parking for multiple vehicles and side access to the delightful easterly facing rear garden with a generously sized patio area, the rest of the garden is mainly laid to lawn.

To view the Material Information Certificate for this property please click [Here](#) or contact us to request a copy.

## Floorplan



TO ARRANGE A VIEWING PLEASE CONTACT:

Tel: 01276 685544 or Email:

[camberley@bridges.co.uk](mailto:camberley@bridges.co.uk)



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