



Spruce Drive | Lightwater | Surrey | GU18 5YU



Spruce Drive, Lightwater, Surrey, GU18 5YU

Situated in the popular 'Briar's development' this fully refurbished three-bedroom link detached property is a must view, and offered with no onward chain.

Located to the front of the property is a generous kitchen, which opens out into a spacious living / dining room, leading out into the rear garden. A handy w/c completes the ground floor accommodation.

Heading upstairs, you will find three well-sized bedrooms, and two bathrooms. Bedroom one featuring an ensuite shower room.

Outside, there is a generous patio, and garden which is mainly laid to lawn. To the front there is an attached single garage, and driveway parking for several vehicles.

Lightwater is a popular and picturesque village with a Post Office, shops, a leisure centre, and a country park. Larger supermarkets and extensive shopping options are available in nearby Camberley, Woking, Guildford, and Windsor.

Conveniently located, the village is the perfect balance of country living with easy access to London and the South Coast. The area is within easy reach of an excellent range of schools, both in the state and private sectors.







Ground



Floor 1



Approximate total area⁽¹⁾
935 ft²
86.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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