



Riverside Avenue | Lightwater | Surrey | GU18 5RU





Riverside Avenue, Lightwater, Surrey, GU18 5RU

Perfectly presented throughout, this attractive three-bedroom home enjoys a convenient position in the heart of sought-after Lightwater Village and is offered with no onward chain.

Tastefully decorated and exceptionally well maintained by the current owner, the property offers bright, comfortable accommodation that is ready to move straight into.

The ground floor opens into a welcoming entrance hall with a convenient cloakroom and stairs rising to the first floor. The spacious open-plan living/dining room provides plenty of room for both relaxing and entertaining, with double doors opening directly onto the rear garden and creating a natural connection between the indoor and outdoor spaces.

The separate kitchen is well appointed with a ranger of eye and base-level units, together with integrated appliances including a fridge-freezer, dishwasher and microwave.

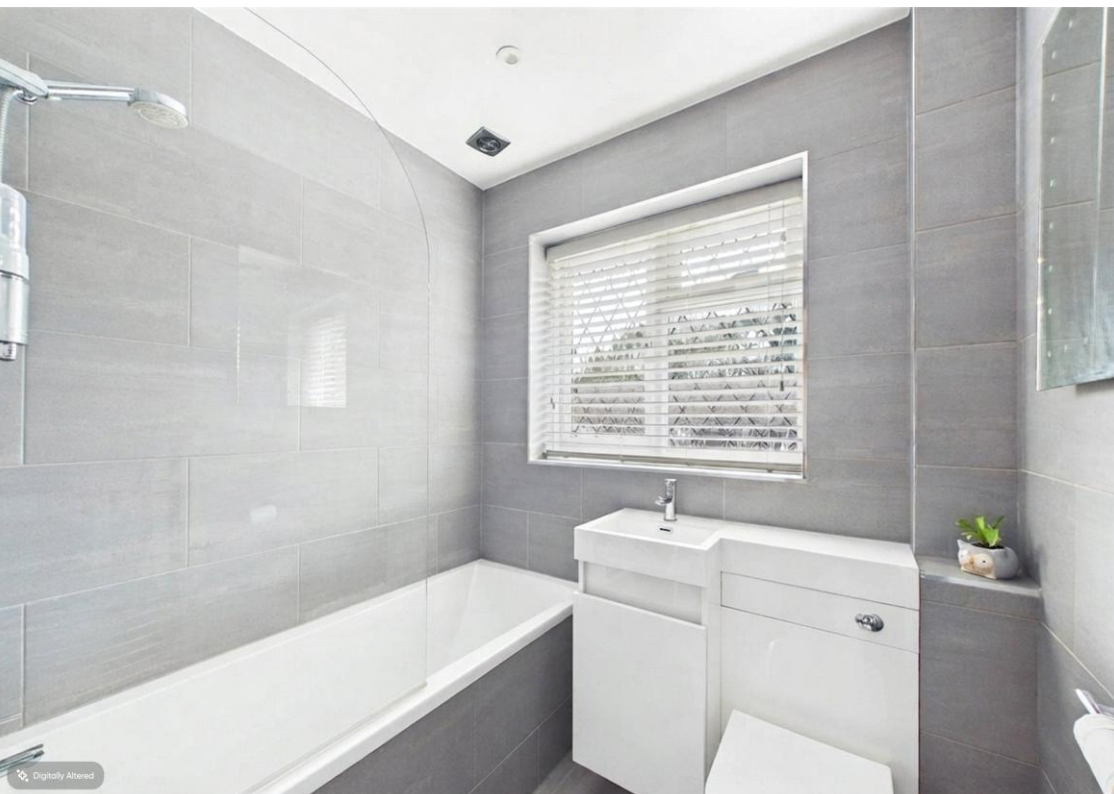
Upstairs are three well-proportioned bedrooms, complemented by a stylish three-piece family bathroom.

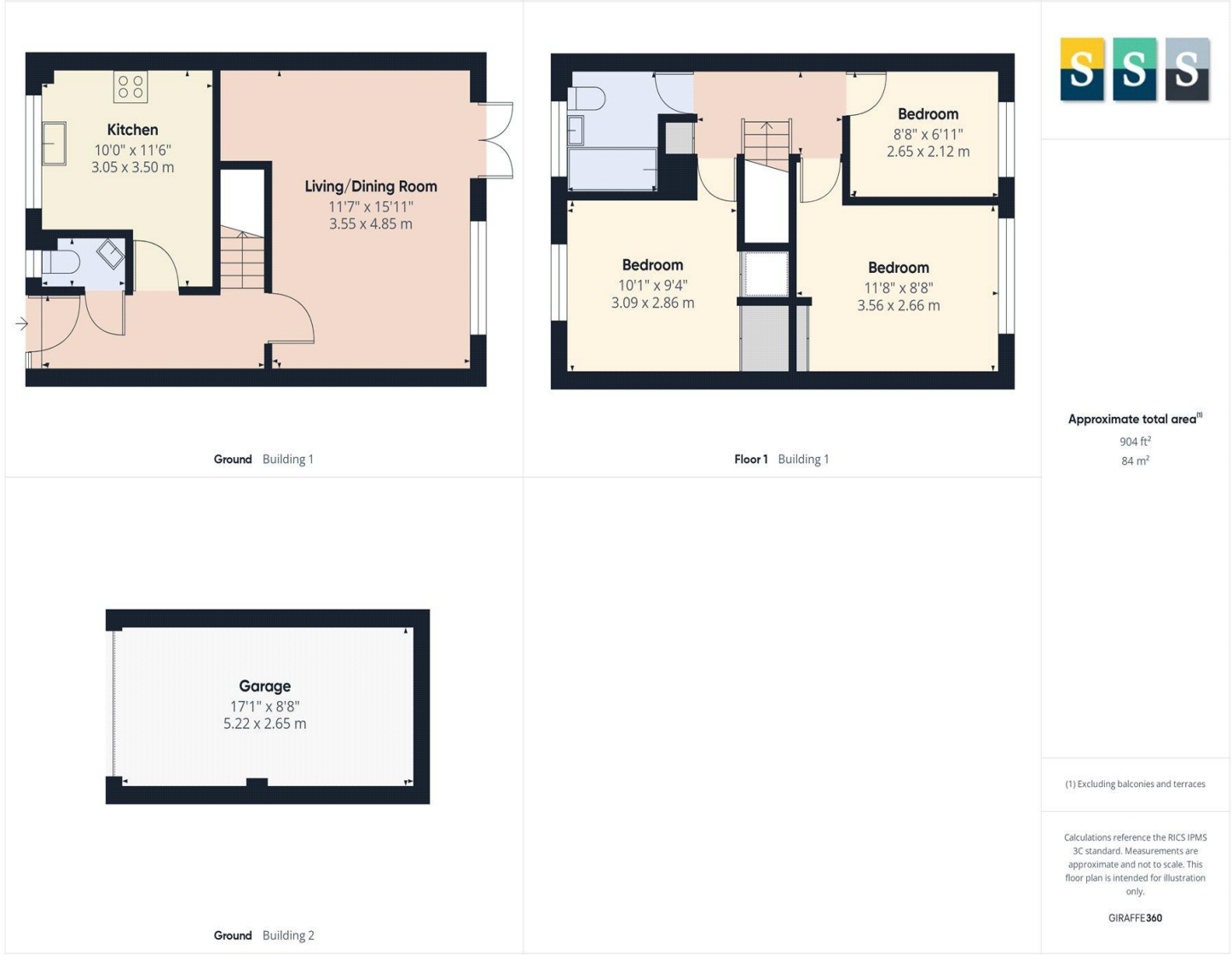
Outside, the generous rear garden is a particular highlight. A large patio provides an ideal setting for outdoor dining and entertaining, with the remainder offering plenty of space to enjoy throughout the warmer months. Rear access leads directly to the property's private parking and single garage, which has recently had an electricity supply installed.

Driveway parking for three vehicles is available immediately in front of the garage, with additional on-street parking available for visitors.

Riverside Avenue is ideally positioned for enjoying village life, with Lightwater's shops, cafés and everyday amenities all within easy reach. Lightwater Country Park provides over 100 acres of woodland, heathland and open green space, while the area is also well served by highly regarded schools.

For commuters, excellent road links provide convenient access to the M3, M25 and surrounding towns including Camberley, Woking and Guildford, making the property an excellent combination of village living and everyday connectivity.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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