



Mount Pleasant Close | | Lightwater | GU18 5TR

Asking Price £650,000

Freehold

Waterford's W
Residential Sales & Lettings

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This charming 3/4 bedroom family home offers a versatile layout with a total area of 1640 sq. ft. making it ideal for growing families.

- 3/4 Bed Detached Family Home
- Double Tandem Garage
- 3 Reception Rooms
- With a quiet, set-back position, the property offers privacy
- Good Condition Throughout
- Off Road Parking for Multiple Vehicles
- Walking distance from Local Amenities
- Abundance of Natural Light

Accommodation

This charming 3/4 bedroom family home offers a versatile layout with a total area of 1640 sq. ft., making it ideal for growing families. The welcoming entrance hallway leads to a convenient cloakroom with a downstairs WC. The well-sized kitchen/diner provides immediate access to the rear garden, perfect for outdoor entertaining. The dining room, which could easily serve as an optional fourth bedroom, offers lovely garden views. The spacious full-width living room, with dual bay windows, is filled with natural light and provides ample space for family gatherings and relaxation. Upstairs, there are two double bedrooms and a good-sized single bedroom, all offering plenty of storage and natural light. The family bathroom is well-appointed with modern fixtures, ensuring comfort and convenience.





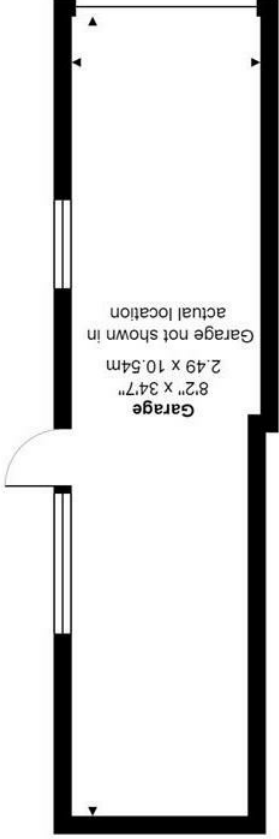
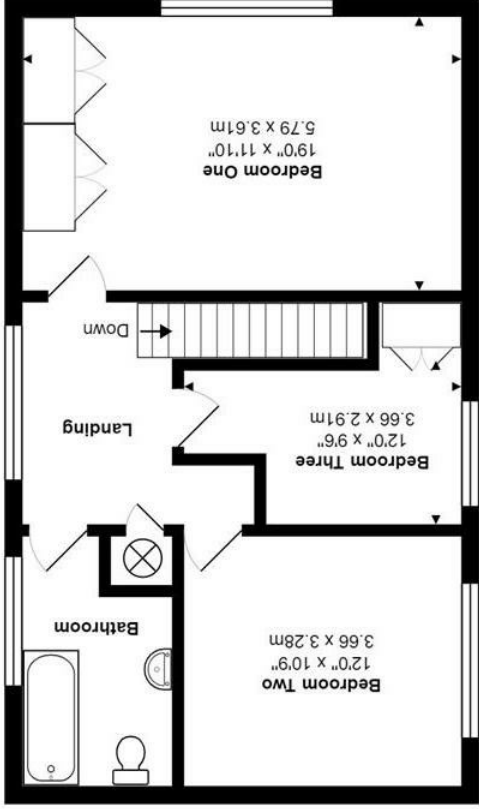
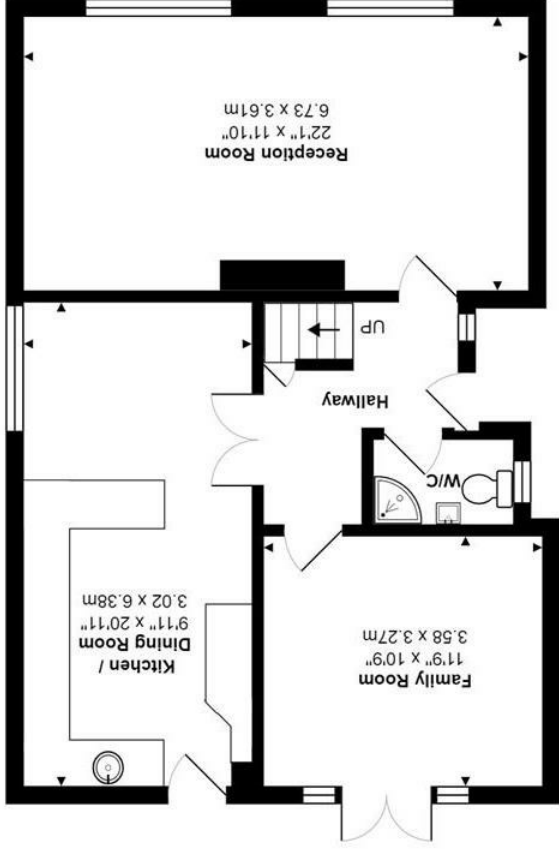
Location

This property is ideally located, offering a peaceful and sought-after setting while still being well-connected. Just 0.2 miles from Lightwater Country Park, residents can enjoy easy access to beautiful outdoor spaces for leisure activities. Excellent transport links, including nearby mainline stations and easy access to the M3, M25, and A30, make this home perfect for commuters. With a quiet, set-back position, the property offers privacy while remaining close to local amenities, ensuring a balanced lifestyle of tranquility and convenience.

Outside

The property enjoys a peaceful, set-back position from the main road, providing privacy and quiet. The rear garden is easily accessible from the kitchen/diner, offering space for outdoor entertaining and family enjoyment. A detached garage adds valuable storage space, while the driveway provides off-street parking for multiple vehicles, ensuring ample parking for family and guests. The location also benefits from being just a short distance from Lightwater Country Park, providing residents with an ideal spot for outdoor activities and relaxation.





Total Area: 1640 ft² ... 152.3 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (72-91kW) A (61-91kW) B (55-60kW) C (49-54kW) D (43-54kW) E (37-48kW) F (31-36kW) G Not energy efficient - higher running costs	
82	57
EU Directive 2002/91/EC England & Wales	