



Alsford Close | Lightwater | GU18 5LF

Asking Price £435,000 Freehold

**Waterfords**   
Residential Sales & Lettings

Alsford Close |  
Lightwater | GU18 5LF  
Asking Price £435,000

Situated in a pleasant courtyard, this attractive flint fronted 3 bedroom terraced home enjoys a southerly facing and garage in a nearby block

- 3 bedrooms
- Fitted kitchen
- Courtyard location
- Resident parking
- Living/dining room
- Bathroom
- Garage
- Pleasant garden

### Accommodation

The front door opens to the entrance hall with a downstairs cloakroom. The rear aspect living/dining room has French doors to the garden and the front aspect kitchen is fitted with a good range of shaker styled units and a range of integrated appliances. Upstairs, the 3 bedrooms are served by a white bathroom suite.



Garage



## Outside

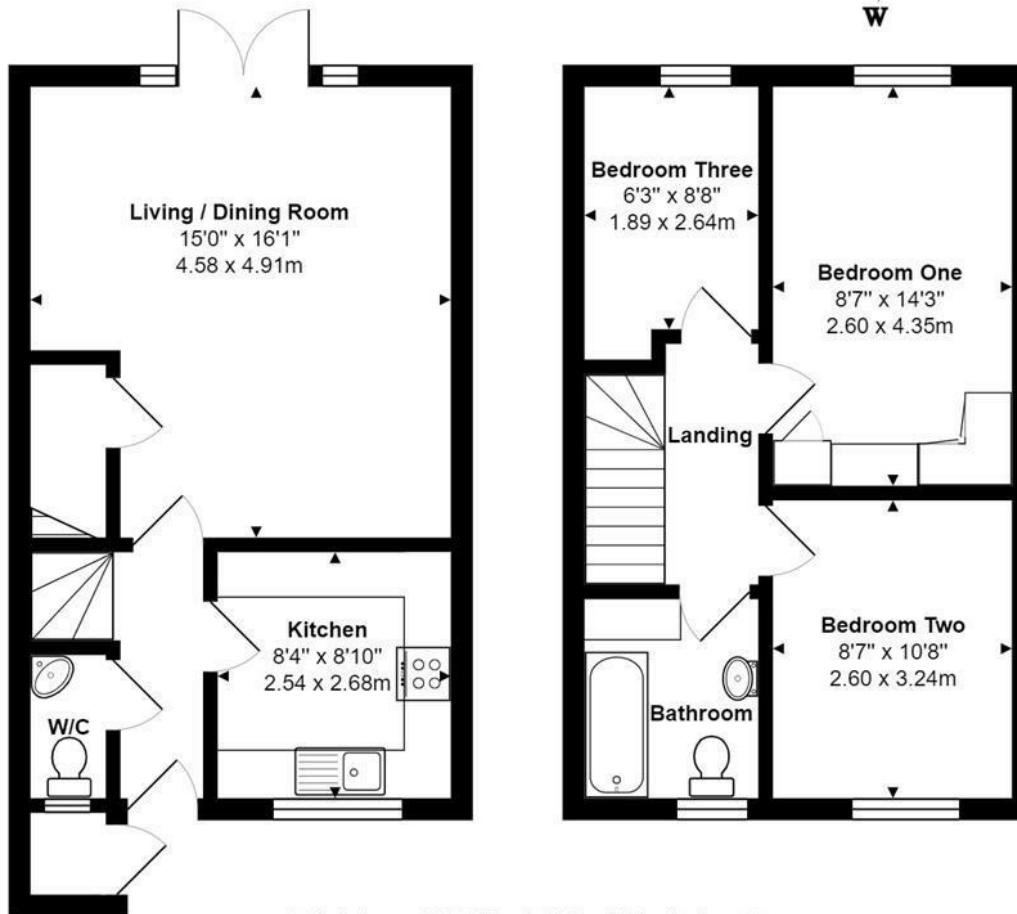
The property is situated in a pleasant courtyard with residents parking and access to the garage in a neighbouring block. The rear garden has a patio area leading to a lawn area enclosed by timber fencing.

## Location

Situated within a convenient distance of Lightwater village centre with a good selection of local amenities. The commuter has easy access to A332 and M3 to London and the South Coast, the area has superb green spaces including Lightwater Country Park.



Alsford Close, Lightwater, GU18 5LF



Total Area: 765 ft<sup>2</sup> ... 71.1 m<sup>2</sup> Excluding Garage

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

27 High Street  
Camberley  
Surrey  
GU15 3RB  
01276 66566  
camberley@waterfords.co.uk