



34 COLVILLE GARDENS

LIGHTWATER

BUCKINGHAMS



34 Colville Gardens

Lightwater • Surrey • GU18 5QQ

£1,095,000

Freehold

A five bedroom detached family home enjoying a secluded south westerly aspect rear garden and occupying a favourable position in a large attractive cul-de-sac located only a few minutes' walk from Lightwater Village Centre and a short drive to Junction 3 of the M3 Motorway.



- | | |
|---------------------------|--|
| • FIVE BEDROOMS | • SOUTH WESTERLY ASPECT SECLUDED REAR GARDEN |
| • CLOSE TO VILLAGE CENTRE | • LARGE CONSERVATORY |
| • CUL-DE-SAC LOCATION | • M3 (JUNCTION 3) UNDER THREE MINUTES' DRIVE |
| • THREE BATH/SOWER ROOMS | • LIVING ROOM WITH FIREPLACE |
| • INTEGRAL DOUBLE GARAGE | • NO ONWARD CHAIN |

SPACIOUS RECEPTION HALL • CLOAKROOM • LIVING ROOM WITH 'LIVING FLAME' GAS FIRE • DINING ROOM • SPACIOUS CONSERVATORY • KITCHEN WITH SEPARATE BREAKFAST AREA • UTILITY ROOM • MASTER BEDROOM WITH BATHROOM EN-SUITE • BEDROOM TWO WITH SHOWER ROOM EN-SUITE • FAMILY BATHROOM • INTEGRAL DOUBLE WIDTH GARAGE • DRIVEWAY FOR SEVERAL VEHICLES • WELL MAINTAINED & SECLUDED REAR GARDEN WITH SOUTH WESTERLY ASPECT

Description

A spacious & well designed five bedroom detached family home enjoying a well maintained secluded rear garden with a south westerly aspect located to one end of a highly attractive cul-de-sac.

Lightwater village centre is within only a few minutes' walk and provides a good selection of shops & services including a supermarket, petrol station with Simply M&S convenience store and a Post Office.

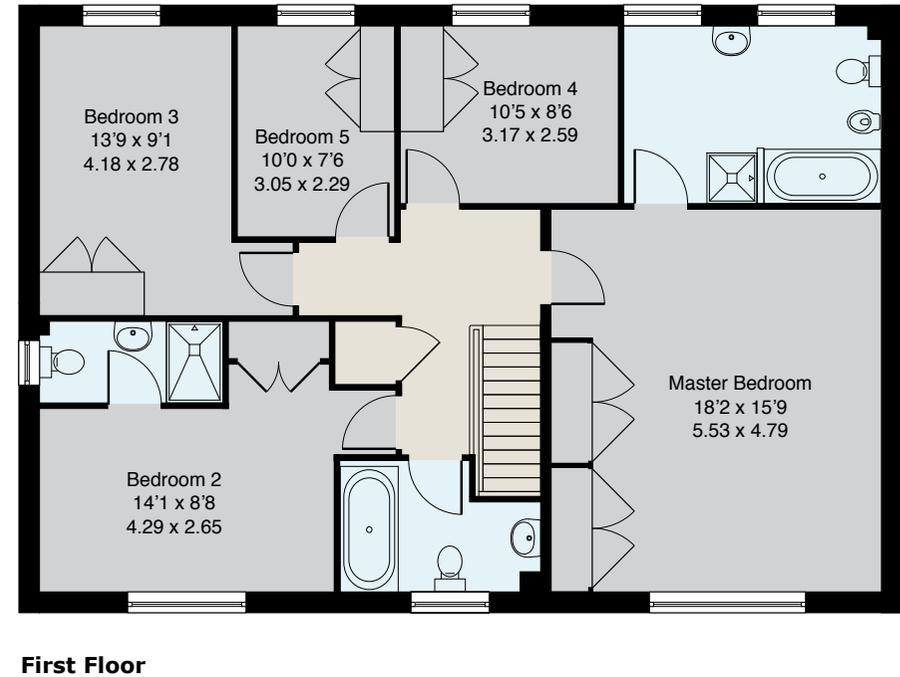
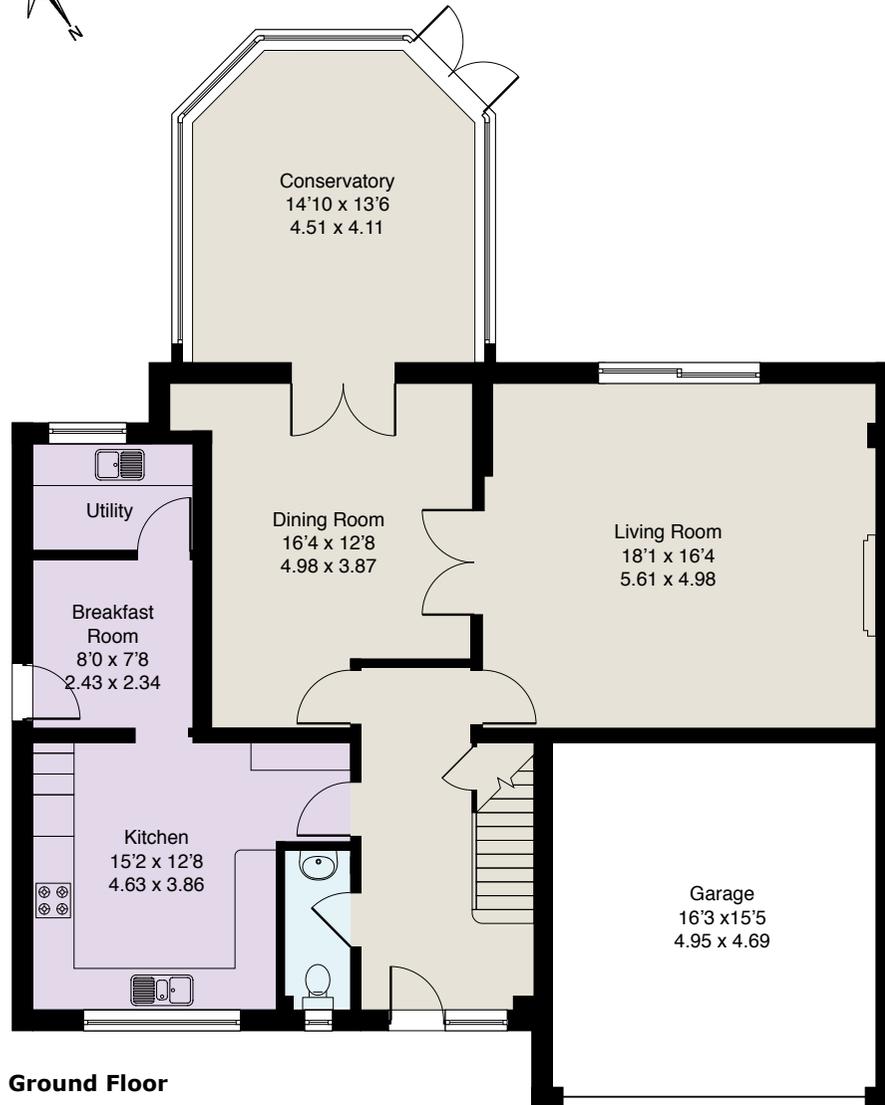
Directions

From Junction 3 of the M3 Motorway proceed along the A322 in the direction of Woking & Guildford for only 200 yards and filter right across the A322 into Guildford Road. Proceed through Lightwater Village Centre until reaching a mini roundabout and continue straight over. Turn right into Lightwater Road and take the first left turn into Colville Gardens. After the small roundabout turn right and No.34 will be found at the end of the cul-de-sac.





Approximate Gross Internal Floor Area :
Ground Floor 133.28 sq m / 1435 sq ft
First Floor 99.85 sq m / 1075 sq ft
Total 233.13 sq m / 2,510 sq ft



EPC: E53.
Council Tax Band G

Important Notice
These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Ref: 34CGB012907223 HPI ©2022 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

01344 845050

BUCKINGHAMS

6 STATION APPROACH, VIRGINIA WATER, SURREY GU25 4DL • sales@buckingham.com • www.buckingham.com



BUCKINGHAMS