



1 The Close
Lightwater, Surrey, GU18 5RH

£450,000 Guide Price



Property details

-  2 bedrooms
-  1 baths
-  EPC Rating TBC
-  938 sq. ft

A well-presented two-bedroom end-of-terrace home, positioned within a popular residential close in Lightwater and offering particularly generous outside space, extensive off-street parking, a detached garage and excellent potential to extend to the side, subject to the usual planning permissions.

The ground floor has been thoughtfully extended and improved to create an excellent layout for modern living. The spacious living room flows through to an impressive open-plan kitchen/breakfast room, fitted with a contemporary Wren kitchen featuring a central island, integrated appliances and plentiful storage and preparation space. French doors provide direct access onto the rear garden, while a water softener is also installed.

Upstairs are two well-proportioned bedrooms, together with a modern family bathroom which was re-fitted in 2021.

A real feature of the property is the outside space. To the front is an exceptionally generous gravelled driveway providing off-street parking for several vehicles, while the

rear garden is a particularly good size, offering plenty of space for entertaining and family use. Being positioned at the end of the terrace, the property also benefits from a generous area to the side, offering excellent potential to extend and further enhance the accommodation, subject to the usual planning permissions. A detached garage provides further useful parking or storage.

The Close is conveniently positioned within Lightwater, within easy reach of the village centre and its range of shops, cafés and everyday amenities. Lightwater Country Park is also nearby, while commuters benefit from excellent road connections via the M3, providing convenient access towards London and the wider motorway network.

Council tax band: D
Local authority: Surrey Heath
Tenure: Freehold

Viewings

By appointment only
[01276535451](tel:01276535451) / sales@seymours-lightwater.co.uk



Floorplan



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