



49 Christie Close
Lightwater, Surrey, GU18 5UG

£375,000 Guide Price



Property details

-  3 bedrooms
-  1 baths
-  EPC Rating C
-  674 sq. ft

Situated within a private cul de sac, in the heart of the sought-after Lightwater Village, this well-presented three-bedroom terrace home is a must-view.

The property has been naturally decorated throughout, and well maintained by the current owner. The accommodation consists of an entrance hall with stairs leading to the first floor, an open dual-aspect living/dining room with patio doors leading out to the rear garden. The separate kitchen benefits from a range of eye and base-level cupboards, which overlook the private garden.

On the first floor, you will find three well-sized bedrooms, the principal bedroom with a range of fitted cupboards. A three-piece family bathroom completes the accommodation.

Externally there is an enclosed, south-westerly facing rear garden with a patio and a large lawned garden, bordered by an array of plants and hedges giving privacy throughout the year. Allocated off-street parking for one vehicle can be found at the end of the terrace, with a single garage in a block. There is ample

on-street parking available for a second vehicle or visitor parking.

Lightwater is a popular and picturesque village with a Post Office, shops, a leisure centre and a country park. Larger supermarkets and extensive shopping options are available in nearby Camberley, Woking, Guildford and Windsor. Conveniently located, the village is the perfect balance of country living with easy access to London and the South Coast. The area is within easy reach of an excellent range of schools, both in the state and private sectors.

Council tax band: Tax band D

Local authority: Surrey Heath Borough Council

Tenure: Freehold

Viewings by appointment only

01276535451 / sales@seymours-lightwater.co.uk



No onward chain.

Garage in a block



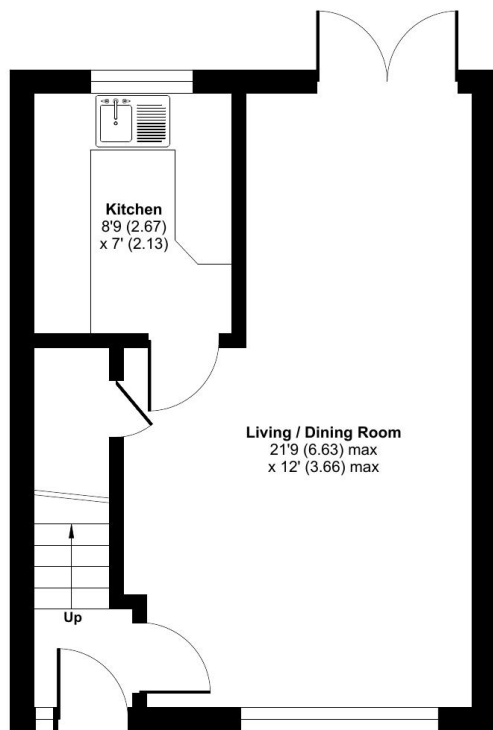
Floorplan



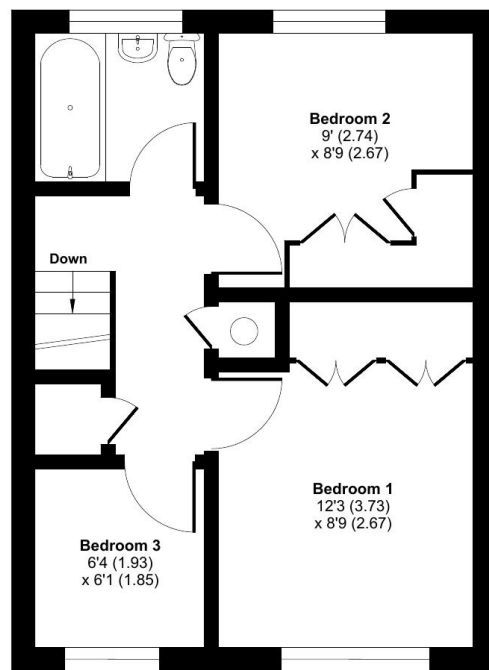
Christie Close, Lightwater, Surrey, GU18

Approximate Area = 674 sq ft / 62.6 sq m

For identification only - Not to scale



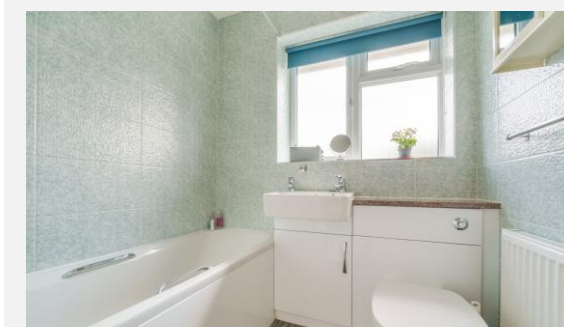
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Seymours Estate Agents. REF: 1001131



Lightwater office 6 The Square, Lightwater, Surrey, GU18 5SS
01276535451 / sales@seymours-lightwater.co.uk / seymours-estates.co.uk



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