Seymours

2 Christie Close
Lightwater, Surrey, GU18 5UG
£500,000 OIEO

Property details

- 4 bedrooms
- 2 baths
- EPC Rating D
- 1117 sq. ft

This excellent family home represents an ideal opportunity for purchasers seeking spacious accommodation in a highly convenient village location.

Situated within a quiet cul-de-sac in the heart of Lightwater, this well-presented four-bedroom semi-detached family home offers over 1,100 sq ft of versatile accommodation, thoughtfully arranged to suit modern family living. Benefitting from generous living space, a separate reception room, an extended kitchen/breakfast room with utility area, driveway parking and a private rear garden, this is a home that effortlessly balances practicality with comfort.

Upon entering, a welcoming entrance hall leads to a bright front reception room, ideal as a family room, children's playroom or home office. To the rear, the impressive dual-aspect living and dining room provides an excellent entertaining space, with ample room for both relaxing and formal dining. French doors open directly onto the rear decking, creating a seamless connection between the house and garden.
The kitchen has been extended to provide an excellent range of fitted units with generous worktop space and integrated cooking appliances. A useful utility area offers additional storage together with space for laundry appliances, whilst a downstairs cloakroom completes the ground floor accommodation. A substantial attached store provides excellent external storage with potential for a variety of future uses, subject to any necessary consents.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom enjoys fitted wardrobes and is served by a modern en-suite shower room, while the remaining bedrooms are complemented by a contemporary family bathroom.

Externally, the property benefits from a block-paved driveway providing off-road parking for several vehicles. The rear garden has been designed for ease of maintenance, featuring an extensive decked entertaining area, level lawn and enclosed boundaries, making it ideal for both families and outdoor dining during the warmer months.

Christie Close is a popular residential location, conveniently positioned within easy reach of Lightwater Village, offering an excellent selection of local shops, cafés, schools and everyday amenities. The nearby M3 motorway provides excellent links to London, Heathrow Airport and the South Coast, while Bagshot railway station offers regular services to London Waterloo. Lightwater Country Park, with its beautiful woodland walks, lakes and recreational facilities, is also just a short distance away.

Viewings
By appointment only
01276535451 / sales@seymours-lightwater.co.uk

Flexible family living

Close to shops, schools and amenities.

Floorplan

Lightwater office 6 The Square, Lightwater, Surrey, GU18 5SS
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