



9 The Orchard  
Lightwater, Surrey, GU18 5YS  
£350,000 Guide Price

## Property details

-  2 bedrooms
-  1 baths
-  EPC Rating E
-  570 sq. ft

Situated in a popular residential setting in Lightwater, this attractive two-bedroom end-of-terrace house has been thoughtfully updated throughout by the current owners, creating a stylish and comfortable home that is ready to move straight into.

The property offers well-presented accommodation arranged over two floors, with a welcoming reception area leading through to the heart of the home.

The kitchen has been replaced with a modern new kitchen, providing a contemporary and practical space for everyday living and entertaining.

Upstairs are two well-proportioned bedrooms, together with a modern family bathroom.

Throughout the property, the current owners have carried out a programme of improvements, resulting in a fresh and modern finish.

Outside, the property benefits from off-road parking, while its end-of-terrace position

provides an appealing sense of privacy and additional outside space.

Ideally positioned for the amenities of Lightwater and with excellent transport links nearby, this is an excellent opportunity for first-time buyers, young families or those looking for a well-maintained home in a convenient location.

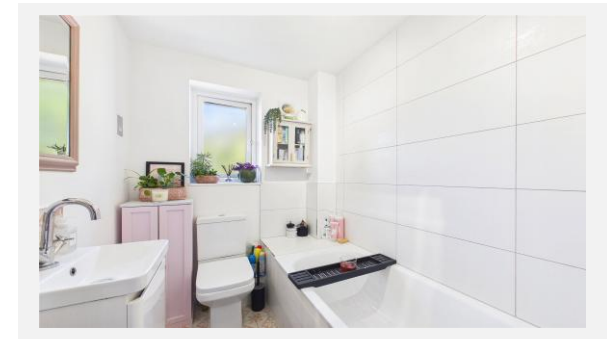
**Council tax band:** Tax band C  
**Local authority:** Surrey Heath  
**Tenure:** Freehold

### Viewings

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



## Floorplan



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