

Seymours

168 Guildford Road
Lightwater, Surrey, GU18 5RL
£425,000



Property details

- 2 bedrooms
- 2 baths
- EPC Rating To be confirmed
- 962 sq. ft

A well presented two bedroom semi-detached home, ideally positioned in the heart of Lightwater and offering bright, spacious accommodation throughout, together with a generous rear garden and ample driveway parking.

Having been neutrally updated and well maintained by the current owners, this charming property perfectly blends character features with modern living. The ground floor accommodation comprises a welcoming entrance hall leading through to a spacious living room with a log burner in the fireplace and large front aspect window allowing plenty of natural light. To the rear of the property is a superb dining room with French doors opening directly onto the garden, creating an ideal space for both entertaining and family living.
The kitchen has been thoughtfully fitted with a comprehensive range of modern units, ample work surfaces and integrated appliances, whilst also providing access through to a useful utility area and additional reception space, ideal as a home office, playroom or snug. A downstairs shower room with a separate cloakroom further complements the ground floor accommodation and offers the opportunity to change the rear reception to a bedroom should you wish.

Upstairs, the property offers two well-proportioned double bedrooms, both beautifully presented, with the principal bedroom benefitting from fitted wardrobes. The first floor is served by a stylish four piece family bathroom fitted with a contemporary white suite.

Externally, the property continues to impress. To the front is a substantial block paved driveway providing off-street parking for multiple vehicles, alongside an attractive lawned frontage. The rear garden is a particular feature of the home, offering a generous patio area ideal for outdoor dining, leading onto an extensive lawn bordered by mature trees and fencing, providing a high degree of privacy and seclusion.

Guildford Road is conveniently situated within easy reach of Lightwater village, offering a variety of local shops, cafes and amenities, whilst also being close to excellent transport links, including the M3 motorway and nearby railway stations. The property is also well positioned for a number of highly regarded schools and beautiful countryside walks.


Digitally Altered











Floorplan









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