



26 Meadowbank Road  
Lightwater, Surrey, GU18 5SX  
£300,000 Guide Price

## Property details

-  2 bedrooms
-  1 baths
-  EPC Rating C
-  562 sq. ft

Situated in a peaceful and private setting, this beautifully presented two-bedroom first-floor maisonette has been thoughtfully improved by the current owner and enjoys attractive views across the neighbouring playing fields from both the living room and kitchen.

Redecorated throughout, the property offers bright, spacious and well-balanced accommodation, making it an excellent choice for first-time buyers, downsizers and investors alike.

The property benefits from its own private entrance, opening into a welcoming hallway with stairs rising to the first floor. The generous living/dining room is a particularly appealing space, with plenty of room for both comfortable seating and dining, while the outlook across the playing fields creates a pleasant sense of openness and privacy.

The separate fitted kitchen enjoys the same attractive outlook and has been enhanced with new appliances, providing a practical and well-equipped space with a good range of storage and worktop space.

There are two well-proportioned bedrooms, complemented by a family bathroom. Further benefits include a boarded loft providing valuable additional storage, a new boiler installed within the past three years and the recent redecoration throughout, allowing a buyer to move straight in and enjoy the property.

Outside, residents have use of a shared garden, providing a pleasant space to relax during the warmer months, while allocated parking adds further convenience.

The property also benefits from a share of the freehold, a long lease and low service charges, adding to its appeal as both a home and investment.

Meadowbank Road is conveniently positioned within easy reach of Lightwater village centre, with its selection of independent shops, cafés and everyday amenities. Lightwater Country Park is also nearby, offering over 100 acres of woodland, heathland and open green space, while the surrounding area is well served by highly regarded schools.

For commuters, excellent road connections provide convenient access to the M3 and M25, with Camberley, Woking and Guildford all within easy reach. Combining a private setting, attractive open outlook, allocated parking and well-presented accommodation, this is a superb opportunity in a sought-after village location.

**Council tax band:** Surrey Heath

**Local authority:** C

**Tenure:** Share of Freehold

### Viewings

By appointment only

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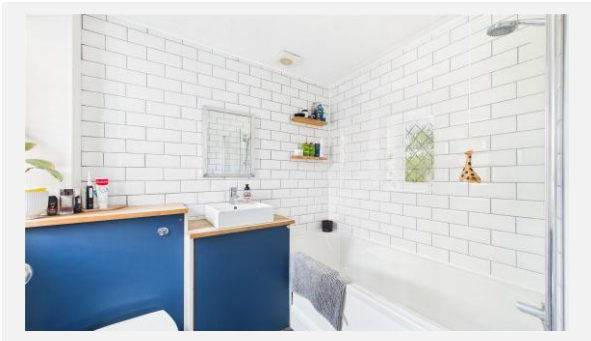


Share of freehold

Allocated parking



Floorplan



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