



The Close | Lightwater | Surrey | GU18 5RH





The Close, Lightwater, Surrey, GU18 5RH

Situated in a popular residential cul-de-sac in the heart of Lightwater, this well-presented three-bedroom family home offers comfortable accommodation, a generous driveway providing off-street parking for several vehicles, and a private rear garden.

The ground floor comprises an entrance hallway leading to a bright and welcoming living room, enhanced by attractive plantation shutters, whilst to the rear, a spacious kitchen/dining room provides an ideal setting for everyday family life. The kitchen features a range of contemporary white units with contrasting work surfaces, ample space for dining and double doors opening directly onto the rear garden.

Upstairs, the property offers three bedrooms, including two well-proportioned doubles and a third bedroom, ideal for a child's room, nursery or home office. A family bathroom completes the first-floor accommodation.

Further benefits include a replacement boiler installed in 2025, plantation shutters and a boarded loft, providing useful additional storage.

Outside, the property benefits from an extensive block-paved driveway providing ample off-street parking.

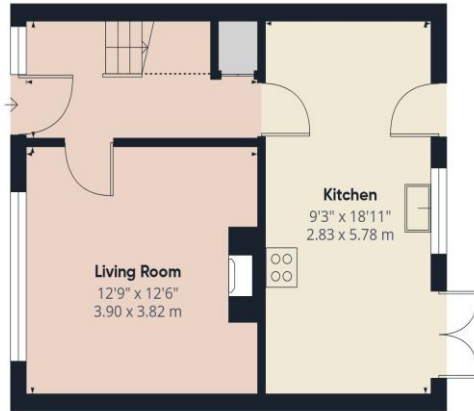
To the rear, the enclosed garden enjoys a good degree of privacy, with an area of lawn, established planting and a raised patio terrace, perfect for outdoor dining and entertaining. A particularly useful addition is the detached outbuilding situated within the rear garden, currently utilised as a utility room, whilst further garden sheds benefit from an electricity supply, providing excellent storage or potential workshop space.

The property is offered for sale with no onward chain, making it an excellent opportunity for buyers seeking a family home in a convenient and established residential setting.

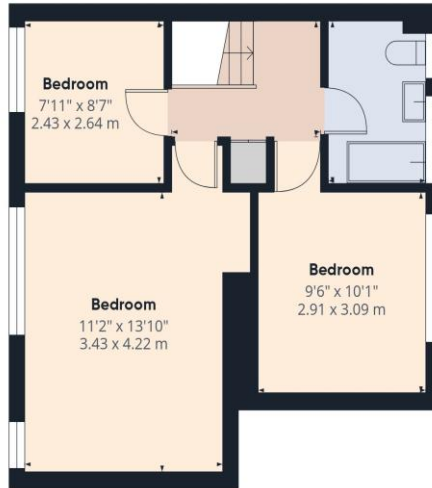
The Close is ideally positioned within easy reach of Lightwater Village, which offers a selection of independent shops, cafés, restaurants and everyday amenities. The area is particularly popular with families, benefiting from well-regarded local schools and the beautiful Lightwater Country Park, offering approximately 100 acres of woodland, heathland and open countryside.

For commuters, the nearby M3 and A322 provide convenient road connections, whilst Brookwood and Woking railway stations offer regular services into London Waterloo.

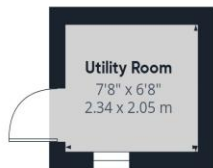




Ground Building 1



Floor 1 Building 1



Ground Building 2



Approximate total area⁽¹⁾

890 ft²
82.7 m²

Reduced headroom

11 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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