



Guildford Road, Lightwater Offers in the region of **£565,000**



Guildford Road, Lightwater, Surrey

Refurbished, red brick, detached, double fronted Victorian home with period features.

FEATURES

- Built circa 1898 Victorian home
- Refurbished by current owners
- Feature fireplaces
- Log burner
- Herringbone flooring
- Double glazed sash windows
- Roll top Victorian style bath
- Pine doors
- Walking distance of Lightwater Country Park

ACCOMMODATION

- Entrance hall
- Two reception rooms
- Open plan kitchen/dining room
- Conservatory
- Three bedrooms
- Family bathroom

OUTSIDE

- Driveway parking to front
- Garden with patio
- Rear access leading to additional parking space

EPC RATING

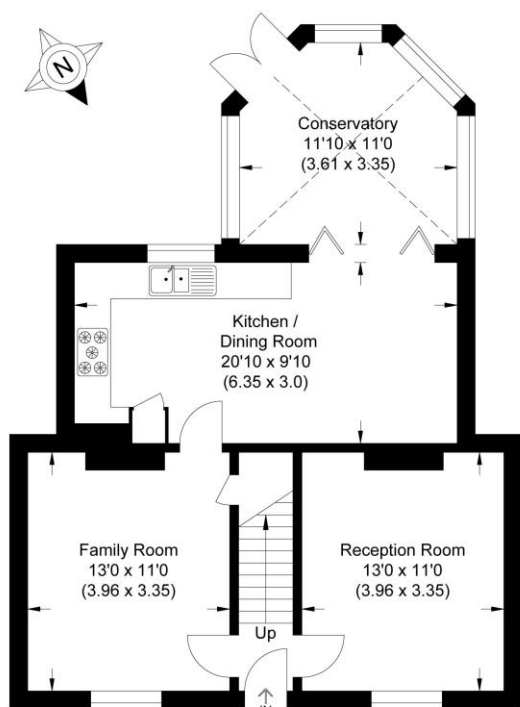
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LOCAL AUTHORITY/COUNCIL TAX

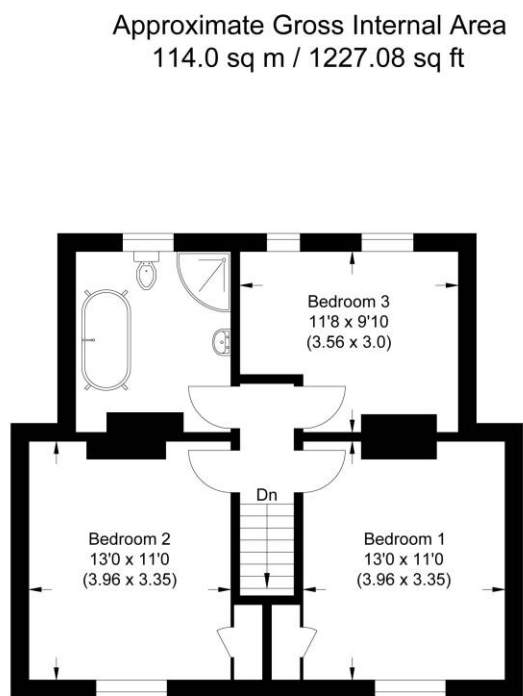
Surrey Heath – Band E







Ground Floor



First Floor

Approximate Gross Internal Area
114.0 sq m / 1227.08 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU18 5RB**



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