

ROAD MAP

HYBRID MAP

TERRAIN MAP



COLEFORD BRIDGE ROAD, MYTCHETT, CAMBERLEY GU16
PRICE GUIDE £550,000

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Registered in England and Wales. Registered number 07092765. Registered address: 54 Obelisk Way, Camberley, Surrey GU15 3SG

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	34	75
EU Directive 2002/91/EC		





MAIN FEATURES

- Characterful Detached Property
- Two Reception Rooms
- Three Bedrooms
- Kitchen With Separate Utility
- Large Private Garden (In Excess Of 150ft Approx.)

- Driveway Parking
- Garage
- Scope To Extend STPP
- Great Commuter Links

FULL DETAILS

Entrance

Enter via door, LVT flooring, understairs storage and stairs leading to the first floor.

Living Room

14'6 x 13'0 (4.42m x 3.96m)

Front aspect bay window, feature fireplace and carpet flooring.

Dining Room

13'0 x 11'0 (3.96m x 3.35m)

Feature fireplace, panelled walls, carpet flooring and doors leading through to;

Conservatory

12'0 x 5'0 (3.66m x 1.52m)

Flooring laid to artificial lawn and doors leading to the rear garden.

Kitchen

10'0 x 8'0 (3.05m x 2.44m)

Range of base level units, sink and cooker with four ring hob and oven/grill. Partly tiled walls.

Utility

10'0 x 8'7 (3.05m x 2.62m)

Range of units and space for; washing machine and tumble dryer. Door leading outside.

Store

5'0 x 5'0 (1.52m x 1.52m)

Space for; fridge/freezer.

First Floor Landing

Carpet flooring. Access to the loft.

Bedroom One

15'0 x 13'0 (4.57m x 3.96m)

Front aspect bay window, feature fireplace and exposed wood flooring.

Bedroom Two

13'0 x 10'9 (3.96m x 3.28m)

Rear aspect, feature fireplace and exposed wood flooring.

Bedroom Three

10'0 x 8'0 (3.05m x 2.44m)

Rear aspect, wardrobe and carpet flooring.

Bathroom

Bath with shower attachment, low level WC, wash hand basin, heated towel rail, tiled flooring and tiled walls.

To The Front

Ample driveway parking and access to the rear of the property.

To The Rear

Decking area leading to a large lawned area, variety of mature trees and shrubs, area laid to bark and a shed.

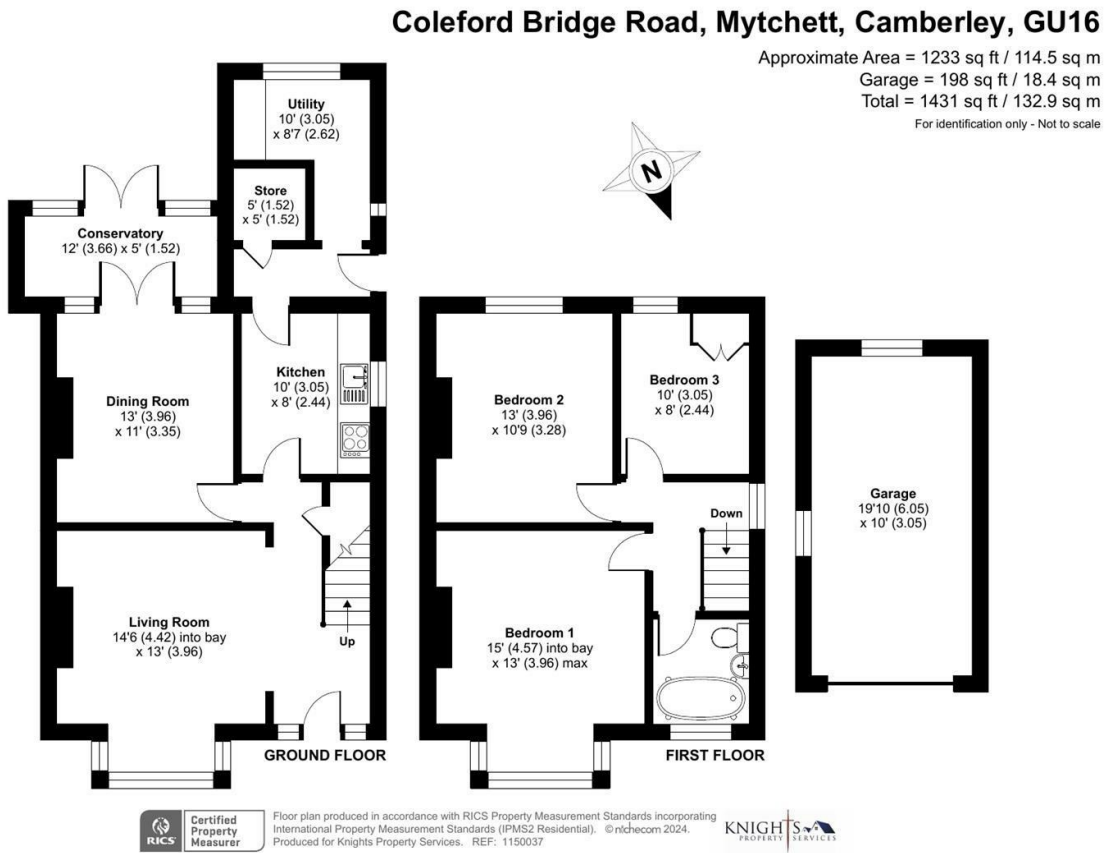
Garage

19'10 x 10'0 (6.05m x 3.05m)

Council Tax

Band E.

FLOORPLAN



COLEFORD BRIDGE ROAD, MYTCHETT, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - Located on one of Mytchett's most popular residential roads and situated on a great size plot, is this spacious detached property. The house was built in the 1930's and still maintains a number of character features including the fireplaces and exposed wood flooring. To the ground floor there are two reception rooms, a conservatory and a kitchen with separate utility and store. To complete the property internally there are three good-size bedrooms and a bathroom to the first floor. The property has scope to extend STPP. A stand out feature of this characterful property is the private rear garden, which is in excess of 150ft (approx). There is also ample driveway parking and a garage. The property is close to local schools, train stations and also within a short distance of the picturesque Basingstoke Canal and Frimley Lodge Park.