

ROSEWARNE GARDENS, MYTCHETT, CAMBERLEY GU16  
PRICE GUIDE £550,000

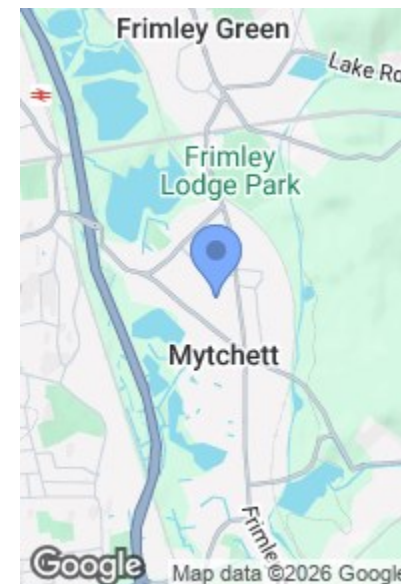
ROAD MAP



HYBRID MAP



TERRAIN MAP



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100	83	92
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## FLOORPLAN

### Rosewarne Gardens, Mytchett, Camberley, GU16

Approximate Area = 1281 sq ft / 119 sq m

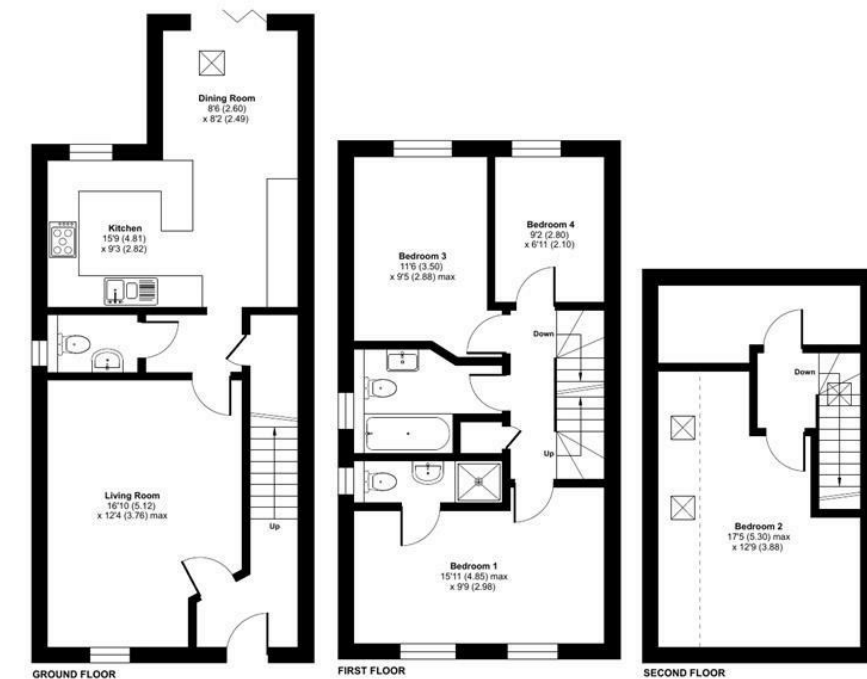
Limited Use Area(s) = 45 sq ft / 4.1 sq m

Total = 1326 sq ft / 123.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. KNIGHTS PROPERTY SERVICES. REF: 1465380

## MAIN FEATURES

- Semi Detached Property
- Cul-De-Sac Setting
- Two Allocated Parking Spaces
- Open Plan Kitchen/Dining Room
- Underfloor Heating To Ground Floor
- Four Bedrooms
- Beautifully Presented
- En Suite To Bedroom One
- 4 Years Left On New Build Guarantee
- EV Charging Point

## FULL DETAILS

### Entrance Hallway

Enter via front door, carpeted stairs leading to the first floor and luxury vinyl tile (LVT) flooring.

### Living Room

Front aspect and carpet flooring.

### WC

Wash hand basin, low level WC and LVT flooring.

### Kitchen

Range of base and eye level units, breakfast bar, sink, five ring gas hob, extractor fan, gas oven/grill, fridge/freezer, dishwasher, washing machine and boiler. LVT flooring and understairs storage cupboard.

### Dining Room

LVT flooring, velux window and a bi-folding door leading to the garden.

### First Floor Landing

Storage cupboard and carpet flooring.

### Bedroom One

Front aspect and carpet flooring. Door leading through to the;

### En Suite

Shower cubicle, low level WC, wash hand basin, partly tiled walls and tiled flooring.

### Bedroom Three

Rear aspect and carpet flooring.

### Bedroom Four

Rear aspect and carpet flooring.

### Bathroom

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

### Second Floor - Bedroom Two

Eaves storage, velux windows, sizeable storage cupboard and carpet flooring.

### To The Rear

Mainly laid to lawn with patio area. Gate leading to the front of the property.

### To The Front

Two allocated parking spaces and EV charging point. Hedging and paved pathway leading to the front door.

### Council Tax

Band E.

### Additional Information

We have been advised by the owner that there is an estate charge of approximately £450 per annum.

## ROSEWARNE GARDENS, MYTCHETT, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - Situated on Rosewarne Gardens in Mytchett, is this four bedroom semi detached house, which offers a perfect blend of modern living and comfort. This family home, which is within a cul-de-sac of only five houses, was built in 2020 and is beautifully presented throughout.

As you enter, you are welcomed into a light and airy ground floor that features a living room, convenient WC and an open plan kitchen/dining room with a bi-folding door seamlessly connecting this space to the low maintenance garden.

Across the first and second floors there are four bedrooms, with an en suite to bedroom one and a further bathroom.

In addition to its attractive interior and great curb appeal, the property boasts two allocated parking spaces at the front, providing ease and convenience. There is also approximately four years left on the new build guarantee. The location is equally appealing, with local amenities, excellent transport links and schools all within easy reach. Frimley Lodge Park and the scenic Basingstoke Canal are closeby.