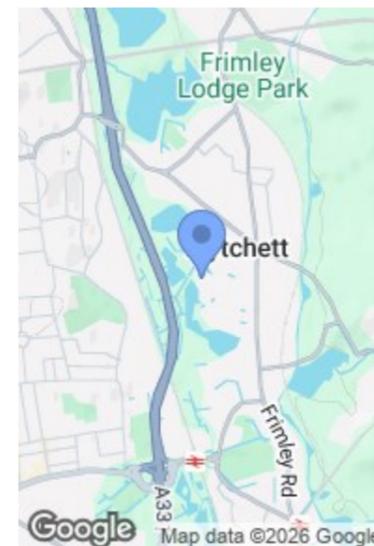


ROAD MAP

HYBRID MAP

TERRAIN MAP



LAKE AVENUE, MYTCHETT, CAMBERLEY GU16
OFFERS IN EXCESS OF £475,000

Camberley 01276 539111
Email: enquiries@knightsproperty.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-93)	92	92
B	(81-90)		
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	

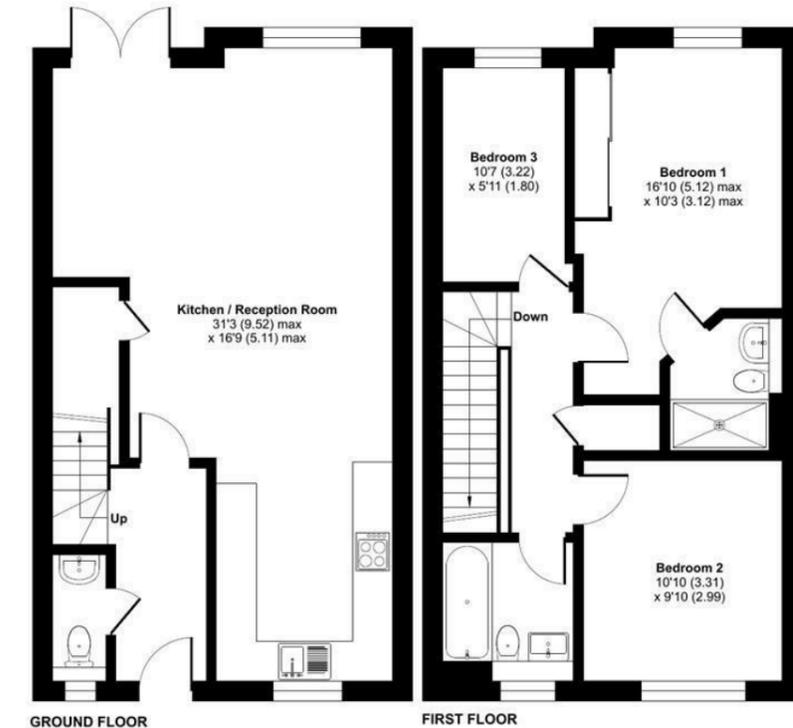




FLOORPLAN

Lake Avenue, Mytchett, Camberley, GU16

Approximate Area = 1030 sq ft / 95.6 sq m
For identification only - Not to scale



MAIN FEATURES

- No Onward Chain
- Three Bedrooms
- Two Allocated Parking Spaces
- Easy To Maintain Garden
- Good Commuter Links
- Beautifully Presented Home
- En Suite To Bedroom One
- EV Charger Point
- Solar Panels

FULL DETAILS

Entrance Hallway

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

WC

Low level WC, wash hand basin with storage below and LVT flooring.

Kitchen/Reception Room

Kitchen has a range of base and eye level units, sink, oven, gas hob, extractor fan, washer/dryer, dishwasher and fridge/freezer. Open plan, LVT flooring, acoustic panelling, understairs storage cupboard and doors leading to the garden.

First Floor Landing

Carpet flooring, storage cupboard and access to the loft.

Bedroom One

Rear aspect, wardrobe with sliding doors, wall panelling and carpet flooring.

En Suite

Shower cubicle with rainfall shower head and

shower attachment, low level WC, wash hand basin with storage below, heated towel rail and partly tiled walls.

Bedroom Two

Front aspect and carpet flooring.

Bedroom Three

Rear aspect and carpet flooring.

Bathroom

Bath with rainfall shower head and shower attachment, low level WC, wash hand basin with storage below and partly tiled walls.

To The Rear

Mainly laid to lawn with patio area. Shed and gate leading to two allocated parking spaces.

Council Tax

Band D.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. KNIGHTS PROPERTY SERVICES. REF: 1404833

LAKE AVENUE, MYTCHETT, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** Nestled on the desirable Water's Edge development on Lake Avenue, Mytchett, is this stunning terrace house, now available for sale with no onward chain. This modern home has approximately eight years remaining on its New Build Guarantee. There is a spacious open plan kitchen/reception room, perfect for both entertaining and everyday living. It has access on to the easy to maintain rear garden. The ground floor also features a convenient WC, enhancing the practicality of the layout. To the first floor there are three bedrooms, including an en suite to bedroom one and a bathroom.

The property further benefits from two allocated parking spaces at the rear, equipped with an electric charging point. The location is particularly appealing, with the picturesque Basingstoke Canal and Frimley Lodge Park also being close by. Furthermore the home is within close proximity to a variety of local amenities and excellent transport links.