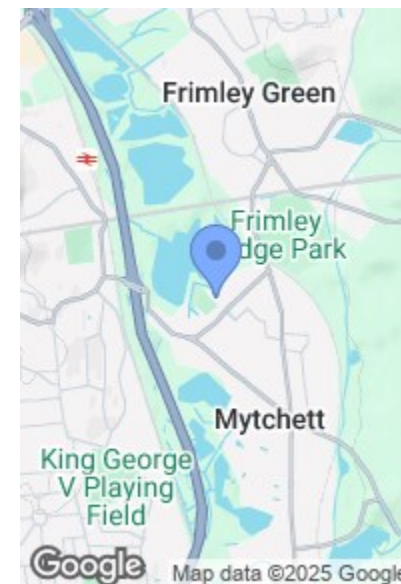




ROAD MAP

HYBRID MAP

TERRAIN MAP



MINEHURST ROAD, MYTCHETT, CAMBERLEY GU16
OFFERS IN EXCESS OF £500,000

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



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





MAIN FEATURES

- Well Presented Family Home
- Three Bedrooms
- En Suite To Bedroom One
- No Onward Chain
- Close To Frimley Lodge & Basingstoke Canal
- Garage & Driveway Parking
- Two Reception Areas
- South/South West Facing Garden
- Close To Local Schools

FULL DETAILS

Entrance Hallway

Enter via front door, understairs storage cupboard, laminate flooring and stairs leading to the first floor.

WC

Low level WC and wash hand basin.

Reception Room

Bay window, feature gas fireplace with marble surround and laminate flooring. Doors leading through to;

Dining Room

Laminate flooring and sliding door leading to the rear garden. Opening leading through to;

Kitchen

Range of base and eye level units, sink, hob, oven, extractor fan and space for; fridge/freezer and washing machine. Tiled flooring and partly tiled walls.

First Floor Landing

Cupboard and carpet flooring.

Bedroom One

Bay window, feature wall, built-in wardrobe and carpet flooring. Door leading through to;

En Suite

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

Bedroom Two

Rear aspect and carpet flooring.

Bedroom Three

Front aspect and carpet flooring.

Bathroom

Bath, low level WC, wash hand basin, linoleum flooring and partly tiled walls.

To The Front

Front garden, driveway parking and access to the garage.

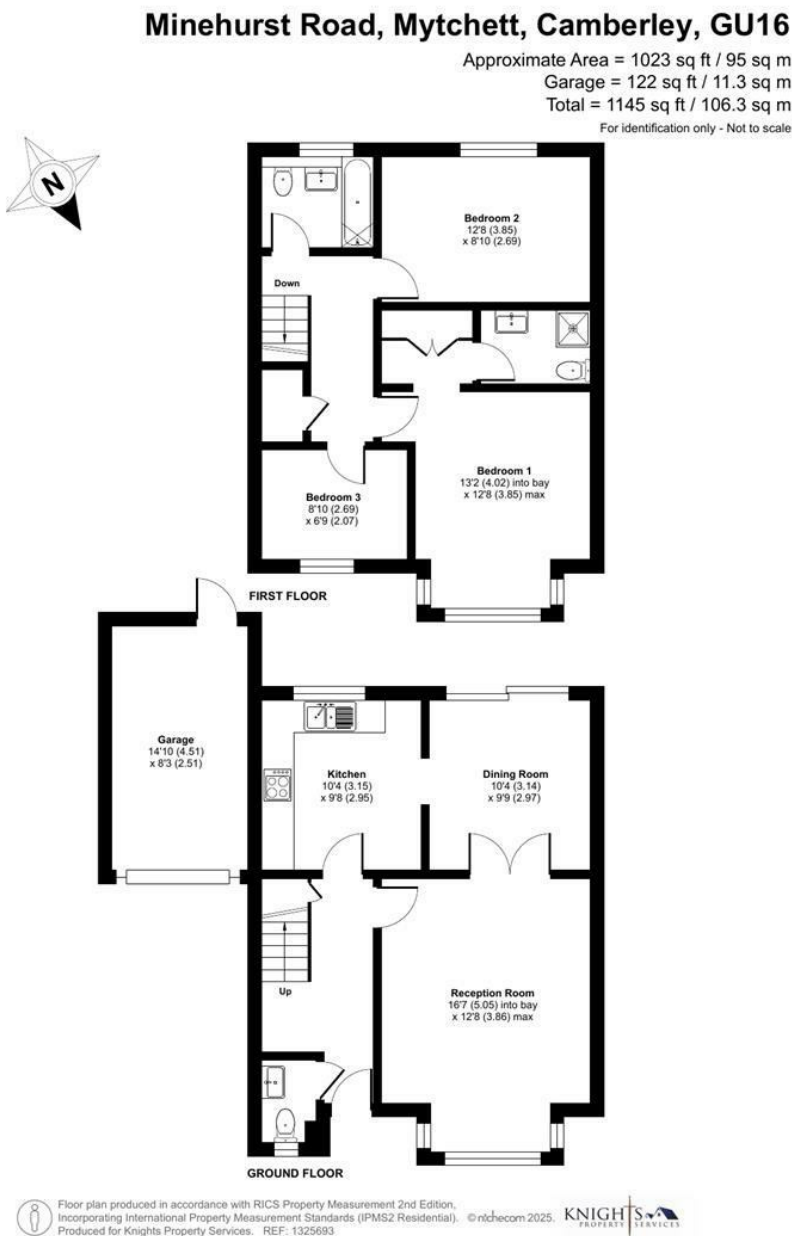
To The Rear

Mainly laid to lawn with patio and shingled area.

Council Tax

Band E.

FLOORPLAN



MINEHURST ROAD, MYTCHETT, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** For sale is this charming three bedroom family home, located within a quiet and sought-after residential area of Mytchett. The well presented property offers generous living spaces throughout. There is a spacious reception room, complete with a bay fronted window that floods the space with natural light, along with a kitchen, dining room and a convenient WC. The first floor features two well-proportioned double bedrooms, one boasting a built-in wardrobe and an en suite. There is a third bedroom and a family bathroom. Externally there is a good-sized private rear garden, perfect for relaxation and a garage and driveway parking. As well as being close to local schools and great transport links, Frimley Lodge Park and the Basingstoke Canal are also within walking distance. The property overlooks a park, tennis courts and playing field.