

ROAD MAP

HYBRID MAP

TERRAIN MAP



Camberley 01276 539111  
Email: [enquiries@knightspropertyservices.com](mailto:enquiries@knightspropertyservices.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightspropertyservices.com](http://www.knightspropertyservices.com)



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
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	64	79
EU Directive 2002/91/EC		







## MAIN FEATURES

- No Onward Chain
- Well Presented Detached Property
- Four Bedrooms
- Shower To Bedroom One
- Good Transport Links
- Spacious Accommodation
- Driveway Parking
- House Painted Externally (Recently)
- Low Maintenance Rear Garden
- Close To Local Amenities

## FULL DETAILS

### Entrance

Enter via door and further door leading to;

### Hallway

Stairs leading to the first floor and understairs storage.

### WC

Low level WC, wash hand basin and linoleum flooring.

### Reception Room

15'9 x 11'11 (4.80m x 3.63m)

Bay window, feature wallpaper, limestone fireplace and carpet flooring.

### Family Room

15'9 x 8'0 (4.80m x 2.44m)

Dual aspect, cupboard and laminate flooring.

### Dining Room

10'10 x 8'0 (3.30m x 2.44m)

Linoleum flooring and doors leading to the rear garden.

### Kitchen

16'6 x 7'3 (5.03m x 2.21m)

Range of base and eye level units, four ring electric hob, oven, extractor hood, sink, fridge/freezer and space for; washing machine. Tiled flooring.

### First Floor Landing

Access to the loft.

### Bedroom One

12'7 x 11'11 (3.84m x 3.63m)

Dual aspect, carpet flooring and door leading to;

### Shower

Shower cubicle and heated towel rail.

### Bedroom Two

10'11 x 9'0 (3.33m x 2.74m)

Airing cupboard, wardrobe and carpet flooring.

### Bedroom Three

11'3 x 8'6 (3.43m x 2.59m)

Wardrobe and carpet flooring.

### Bedroom Four

8'11 x 6'9 (2.72m x 2.06m)

Carpet flooring.

### Bathroom

Bath with shower attachment, wash hand basin, tiled walls and linoleum flooring.

### WC

Low level WC, tiled walls and linoleum flooring.

### To The Rear

Laid to decking.

### To The Front

Driveway parking and access to a lawned area.

### Council Tax

Band E.

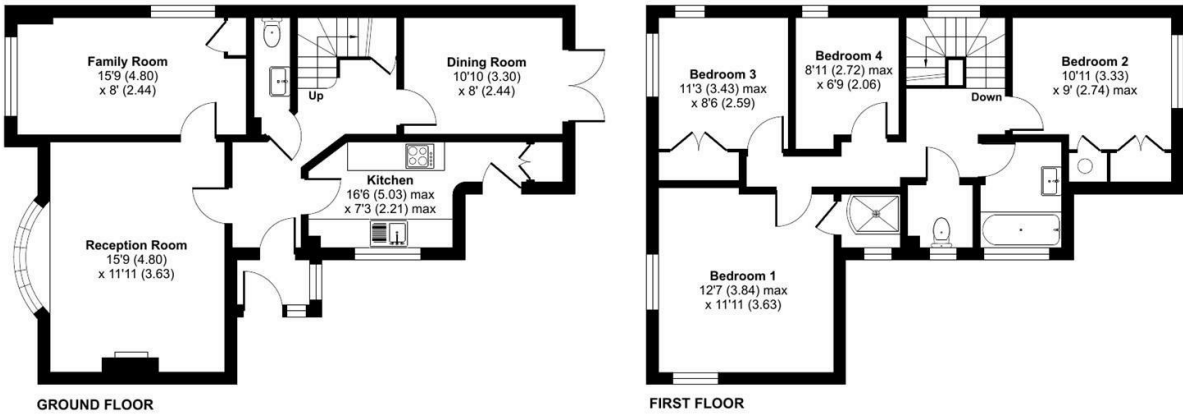
## FLOORPLAN



### White Acres Road, Mytchett, Camberley, GU16

Approximate Area = 1290 sq ft / 119.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. KNIGHTS PROPERTY SERVICES. Produced for Knights Property Services. REF: 1244440

## WHITE ACRES ROAD, MYTCHETT, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this deceptively spacious detached home, occupying a corner plot position and conveniently situated within close proximity of local amenities and schools. The versatile and very well presented property offers a reception room, family room, dining room, kitchen and WC. The first floor has a bathroom (with separate WC) and four bedrooms with a shower to bedroom one. In addition to a low maintenance rear garden, there is also driveway parking. The home is also situated within a short distance of the picturesque Basingstoke Canal and Frimley Lodge Park as well as good transport links. The house externally has recently been painted.