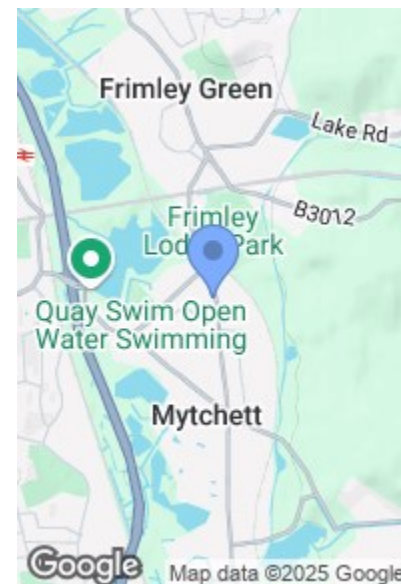
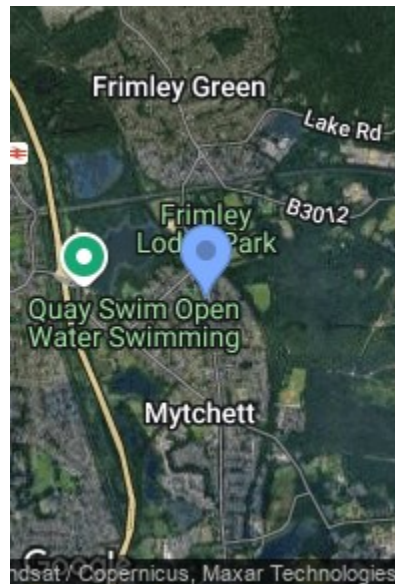


ROAD MAP

HYBRID MAP

TERRAIN MAP



MYTCHETT ROAD, MYTCHETT, CAMBERLEY GU16
OFFERS IN EXCESS OF £550,000

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		
(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	EU Directive 2002/91/EC	





MAIN FEATURES

- Semi Detached Home
- Extremely Well Presented
- Three Double Bedrooms
- Original Wood Flooring & Restored Doors
- Wet Room & Shower Room (One On Each Floor)
- Ample Driveway Parking
- Modern Kitchen/Dining Room
- Large Rear Garden
- Utility
- All Walls Replastered

FULL DETAILS

Entrance

Enter via door, tiled flooring and space for hanging coats and shoes. Door leading to;

Hallway

Stairs leading to the first floor and tiled flooring.

Living Room

17'11 x 11'10 (5.46m x 3.61m)

Front aspect, feature log burner and original wood flooring.

Kitchen/Dining Room

16'8 x 12'0 (5.08m x 3.66m)

Range of base and eye level units, Rangemaster cooker with gas hob and electric ovens, extractor fan, glass splashback, sink, dishwasher and space for; fridge/freezer. Sky lights, feature wood panelling with vertical radiator, tiled flooring (with underfloor heating) and oak laminate flooring. Brand new French doors leading to the garden.

Utility

8'0 x 6'4 (2.44m x 1.93m)

Range of base and eye level units, butler sink, tiled flooring and space for; washing machine and tumble dryer.

Wet Room

Walk-in shower, wash hand basin with storage, low level WC, tiled flooring and tiled walls.

First Floor Landing

Original wood flooring.

Bedroom One

11'6 x 9'9 (3.51m x 2.97m)

Rear aspect double bedroom and original wood flooring.

Bedroom Two

12'0 x 8'4 (3.66m x 2.54m)

Rear aspect double bedroom and original wood flooring.

Bedroom Three

9'4 x 8'8 (2.84m x 2.64m)

Front aspect double bedroom and original wood flooring.

Shower Room

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

To The Rear

Large patio area, ideal for entertaining, lawned area, mature planting and access to the shed with power and lighting.

To The Front

Driveway parking and gate leading to the rear of the property.

Council Tax

Band D.

FLOORPLAN



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. KNIGHTS PROPERTY SERVICES. REF: 1248058

MYTCHETT ROAD, MYTCHETT, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - For sale is this elegant semi detached house, situated in a sought-after location, offering easy access to local amenities, schools and transport links, making it an ideal choice for those looking for both convenience and comfort. This charming property boasts a refurbished open plan kitchen/dining room, ground floor luxurious wet room, separate utility and spacious living room. The first floor offers ample space, with three double bedrooms and a modern shower room. The rear garden has a large patio and lawned area, leading to a shed with power and lighting. The extremely well presented home also comes with ample driveway parking. Don't miss the chance to make this exceptional property your own – schedule a viewing with Knights today and discover the endless possibilities that await in this delightful home.