



Lake Road, Deepcut

Guide Price £950,000



Lake Road, Deepcut

This unique modern family home has been beautifully updated and can be found within a quiet and sought after location in leafy Surrey. It is close to local amenities and on the doorstep of miles of open space perfect for woodland and canal walks. Ideally situated within a catchment area for excellent schools including Tomlinscote and St Augustine's and also within easy reach of road and rail networks.

FEATURES

Private driveway parking for multiple cars and double garage
 Secluded spacious landscaped garden with pond and mature shrubs
 Versatile accommodation over 3 floors with potential to extend (STPP)
 Option for annex with external access
 Easy reach of A roads and motorways, mainline stations, Heathrow & Gatwick
 In catchment area for Tomlinscote, Ravenscote and St Augustine's schools
 3.2 miles to Farnborough mainline station with trains direct to Waterloo (37 mins)
 2.6 miles to Frimley Park Hospital. 1.6 miles to Pine Ridge Golf Club
 5 star hotels, spas, restaurants and golf clubs nearby
 Band F – Surrey Heath Borough Council

ACCOMMODATION

Entrance Hall
 Open plan lounge and dining area
 Conservatory
 Kitchen
 Utility room
 Family room / bedroom 4
 Master bedroom with en-suite
 3 further bedrooms
 1 family bathroom

OUTSIDE

Front driveway for multiple cars
 Double garage
 Decking and patio for entertaining
 Wraparound garden to the back with lawn, pond, mature shrubs and trees

EPC RATING

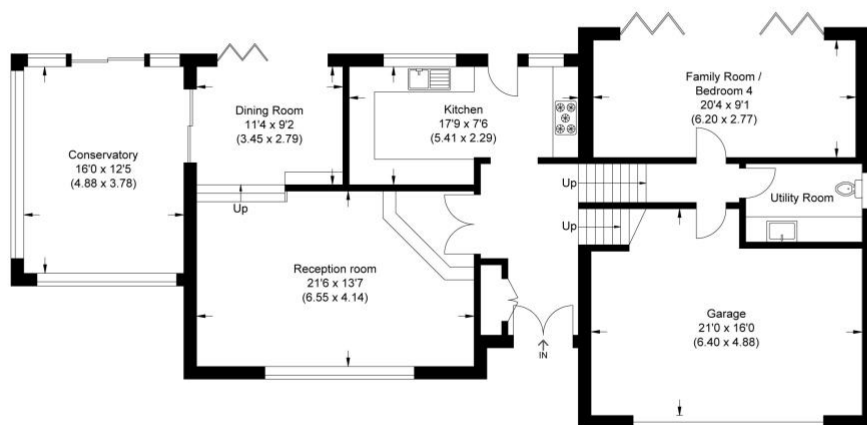
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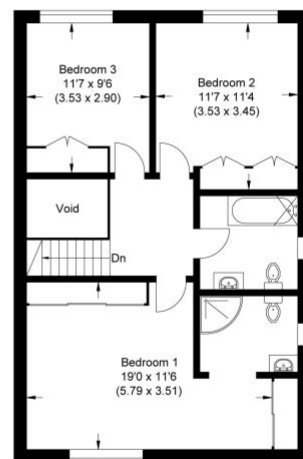




Approximate Gross Internal Area
206.0 sq m / 2217.36 sq ft
(Including Garage & Excludes Void)
Garage Area 27.45 sq m / 295.46 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU16 6QY**



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