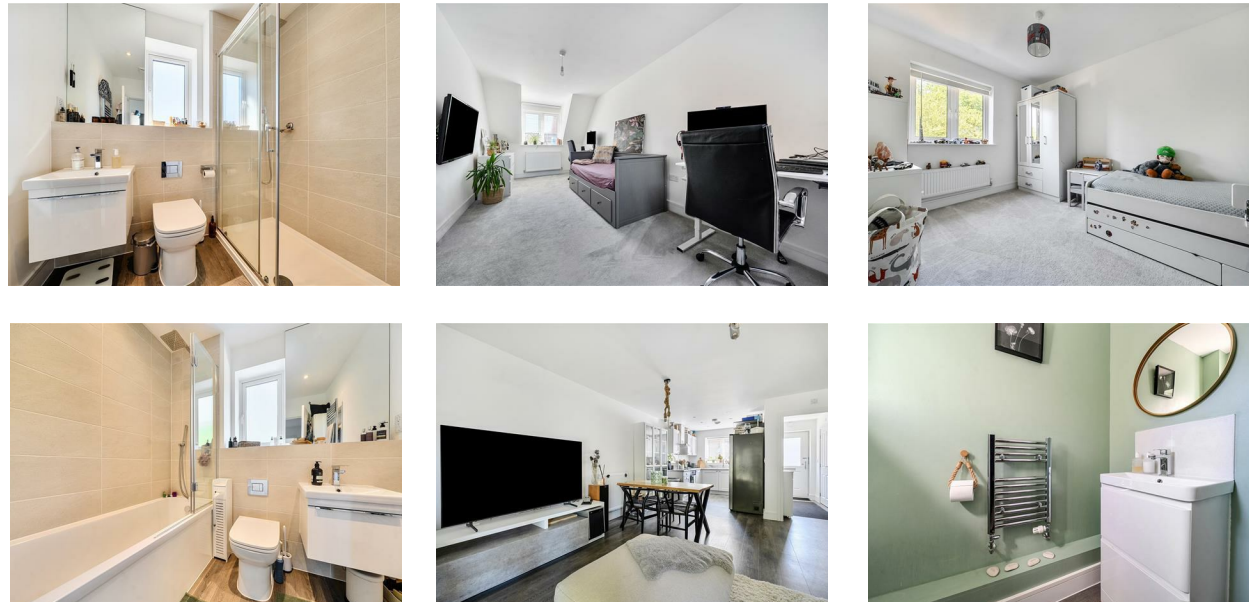
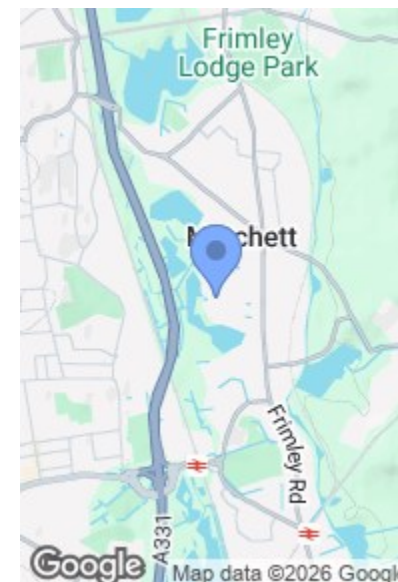




ROAD MAP

HYBRID MAP

TERRAIN MAP



LAKE AVENUE, 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
Very energy efficient - lower running costs	
(92 plus) A	93
(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

- No Onward Chain
- Three Good-Sized Bedrooms
- Driveway Parking & Carport
- Solar Panels
- EV Charging Point
- Beautifully Presented
- En Suite To Bedroom One
- Well Maintained Garden With Pergola
- Open Plan Living
- 8 Years (Approx.) Left On New Build Warranty

FULL DETAILS

Entrance Hallway

Enter via door, laminate flooring and stairs leading to the first floor.

WC

Low level WC, wash hand basin with storage, heated towel rail and laminate flooring.

Kitchen/Living/Dining Room

Open plan, understairs storage cupboard and laminate flooring. Doors leading to the landscaped garden. Kitchen has a range of base and eye level units, sink, hob, extractor hood, oven, dishwasher, washing machine and space for fridge/freezer.

First Floor Landing

Cupboard, carpet flooring and access to the loft which is approximately 70% boarded.

Bedroom One

Front aspect, wardrobe and carpet flooring.

En Suite

Shower cubicle, low level WC, wash hand basin with storage below, vanity mirror, heated towel rail, partly tiled walls and laminate flooring.

Bedroom Two

Velux window and carpet flooring.

Bedroom Three

Rear aspect and carpet flooring.

Bathroom

Bath with shower, low level WC, wash hand basin with storage below, vanity mirror, heated towel rail, partly tiled walls and laminate flooring.

To The Rear

Mainly laid to lawn with areas laid to decking and patio. Pergola (with open and shut slates).

To The Front

Carport, driveway parking and EV charging point. Access to the rear garden.

Council Tax

Band E.

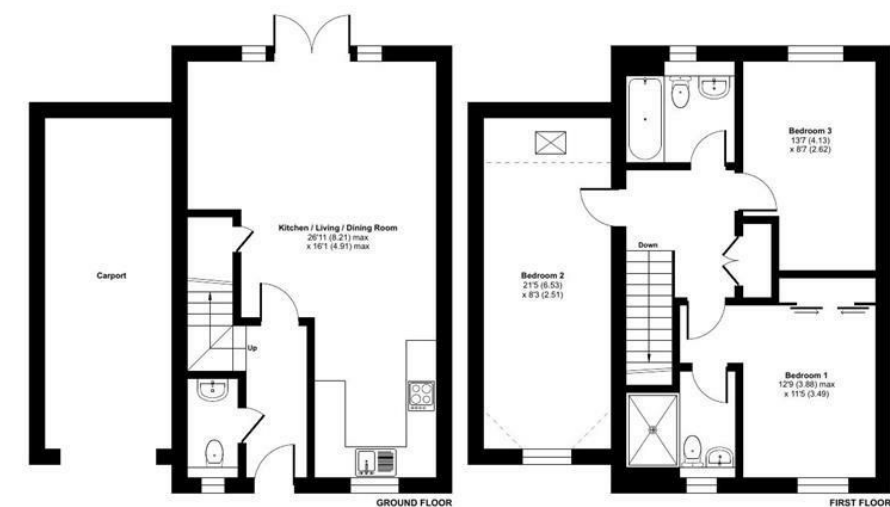
FLOORPLAN

Denotes restricted head height

Lake Avenue, Mytchett, Camberley, GU16

Approximate Area = 1065 sq ft / 98.8 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 2026. KNIGHTS PROPERTY SERVICES. Produced for Knights Property Services. REF: 1503571

LAKE AVENUE, MYTCHETT, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** Nestled in the desirable Waters Edge development on Lake Avenue, Mytchett, this stunning semi detached house is now available for sale with no onward chain. Upon entering, you are greeted by a spacious open plan living and dining area, which seamlessly connects to a high-specification kitchen, perfect for entertaining. The ground floor also features a convenient WC, enhancing the practicality of the space. As you ascend to the first floor, you will find three generously sized bedrooms, providing ample space. Bedroom one boasts an en suite and there is a further bathroom. One of the standout features of this property is the landscaped rear garden, complete with a pergola, offering a great outdoor space. The front of the house includes a carport and driveway parking, providing ease and convenience. This home is equipped with modern amenities, including solar panels (with 5kwh battery pack), an electric vehicle charging point and a new Air Source heat pump (Daikin). There is approximately eight years left on the New Build Warranty. The Waters Edge development is renowned for its stunning lake views and is conveniently located near Frimley Lodge Park and the scenic Basingstoke Canal. Additionally, local amenities and excellent transport links are close by, ensuring that everything you need is within easy reach.