



Minehurst Road | Mytchett | Camberley | GU16 6JP

Price Guide £700,000 Freehold

Waterford's W
Residential Sales & Lettings

Minehurst Road | Mytchett
Camberley | GU16 6JP
Price Guide £700,000

The well presented 4 bedroom detached home is located in a pleasant cul-de-sac and enjoys an impressive 23ft kitchen/dining room and a secluded rear garden.

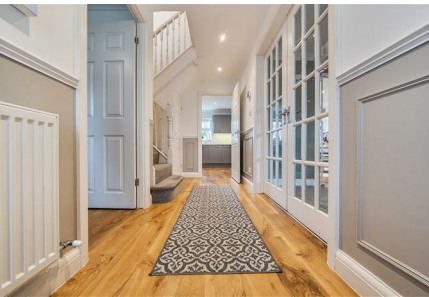
- 4 double bedrooms
- Ensuite shower room
- 23ft kitchen/dining room
- Utility room
- Study/cloakroom
- Downstairs WC
- Secluded garden
- Garage

Accommodation

This well presented former show home has undergone significant improvements in recent years, and offers well balanced accommodation. The front door opens to the entrance hall, double doors open to the living room with a feature fireplace and built-in cupboards, double doors open to the impressive 23ft kitchen/dining room, fitted with an excellent range of grey shaker cabinets complemented by quartz worksurfaces and a range of integrated appliances. The dining area has bench seating and French doors to the garden. The utility room has a downstairs cloakroom and gives access to the garage and rear garden. Upstairs, four double bedrooms are served by a refitted bathroom and ensuite shower room.



Cul-de-sac
location



Outside

The property is approached by a recently laid block paved driveway with parking for two to three cars leading to the garage. The 45ft rear garden has a paved patio and leads to a level lawn and enjoys a secluded outlook. The whole is enclosed by brick wall and timber fencing, to the rear is a insulated garden cabin used as an office and gym.

Location

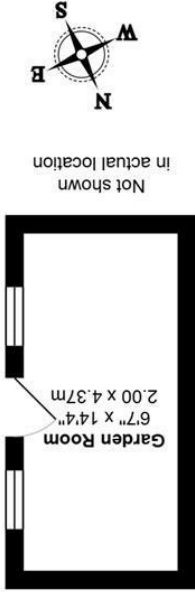
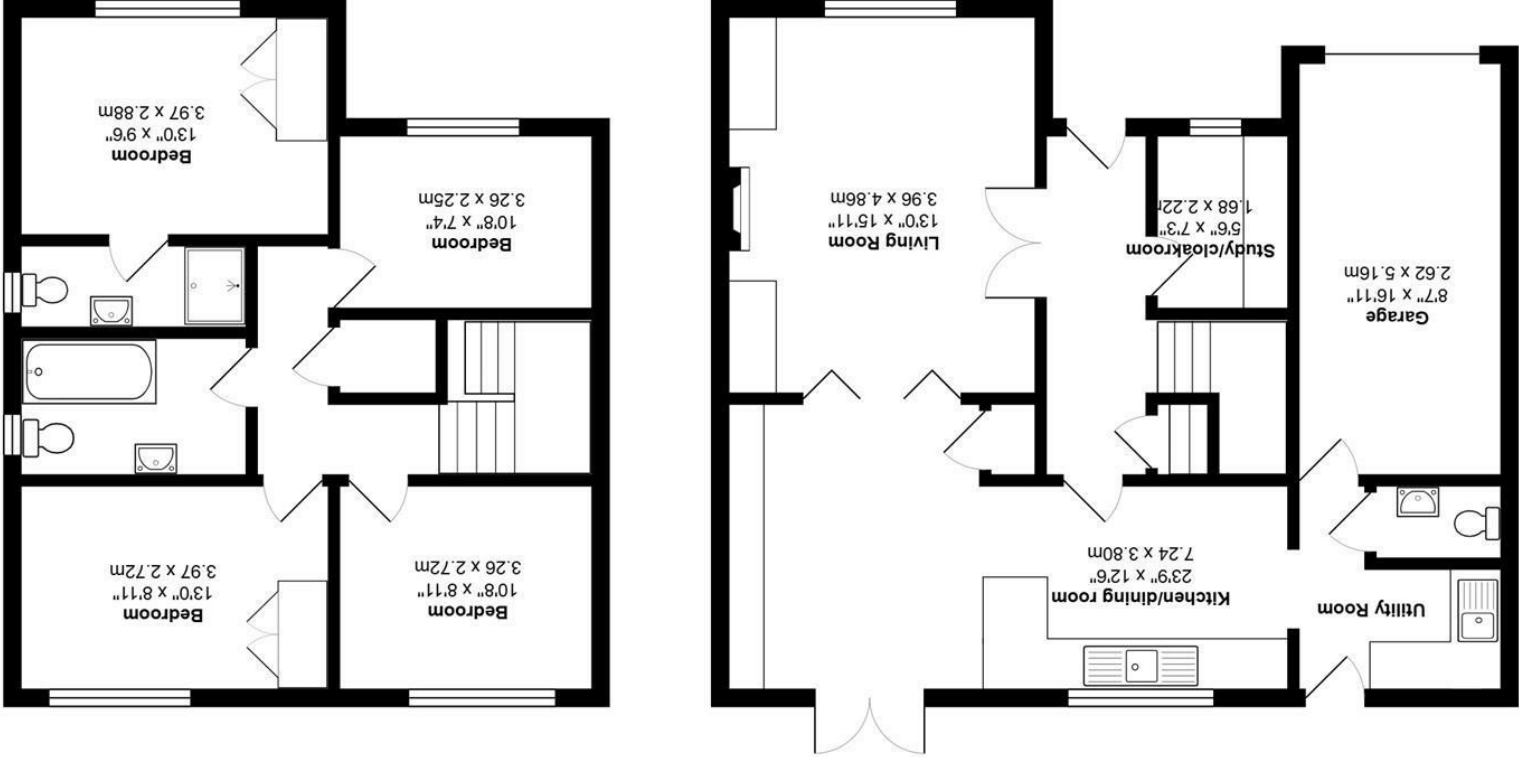
Mytchett has a selection of local shops, local schools and services, with wider shopping, dining and leisure facilities available in Camberley town centre. Transport links are excellent, with easy access to the A331 and M3 for road commuters, and mainline stations at the nearby Farnborough provides rail connections towards London in approximately 38 minutes. The area is well served by a choice of primary and secondary schools, making it appealing to families. For outdoor lovers and dog owners, Frimley Lodge Park, the Basingstoke Canal towpath and surrounding woodland provide attractive walking and recreation routes.



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Energy Efficiency Rating		Current	Potential
Not energy efficient - lower rating state		72	76
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher rating state			
EU Directive 2002/91/EC		England & Wales	

Total Area: 1593 ft² ... 148.0 m² including garage
All measurements are approximate and for display purposes only



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