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Independent estate agents

Mytchett Road | Mytchett
Camberley

A well-presented two-bedroom semi detached home offering approximately 800 sq ft of accommodation, set back from Mytchett Road with driveway parking, a private rear garden

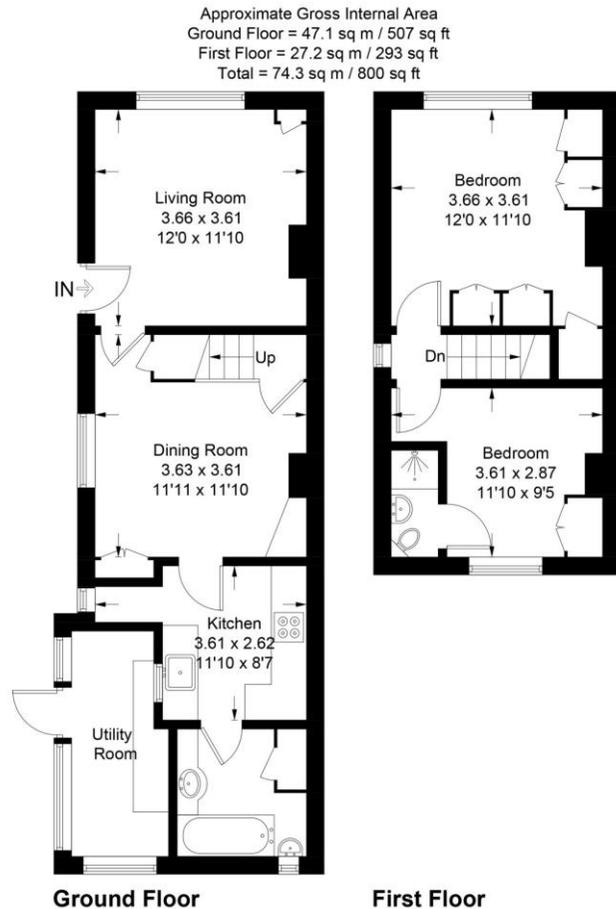
Two Bedrooms | Two Reception Rooms | Separate Kitchen +Utility/Conservatory | Bathroom & En-Suite Shower Room | Private Rear Garden | Off Street Parking

£385,000 | Freehold

A well-presented two-bedroom semi detached home offering approximately 800 sq ft of accommodation, set back from Mytchett Road with driveway parking, a private rear garden, and a versatile layout that includes two reception rooms, a separate kitchen, utility/conservatory, plus the benefit of both a ground floor bathroom and a first-floor shower room. The ground floor is arranged around two generous reception spaces – a bright front aspect living room and a separate dining room, both featuring characterful fireplace surrounds and offering plenty of flexibility for modern living. To the rear sits the fitted kitchen with good worktop and storage space, leading through to a useful utility/conservatory area with direct access out to the garden – ideal for day-to-day practicality, storage, or a garden room style space. Upstairs, there are two well-proportioned bedrooms, with the principal bedroom particularly spacious. The first floor is complemented by a shower room, providing excellent convenience alongside the ground floor bathroom. Outside, the rear garden enjoys a pleasant, private feel with a paved patio area, lawn and established shrubs/trees, creating a great space for entertaining, relaxing, or family use. To the front/side, the property benefits from off-road parking and side access to the rear. Council Tax Band: C EPC Band: D







Mytchett Road

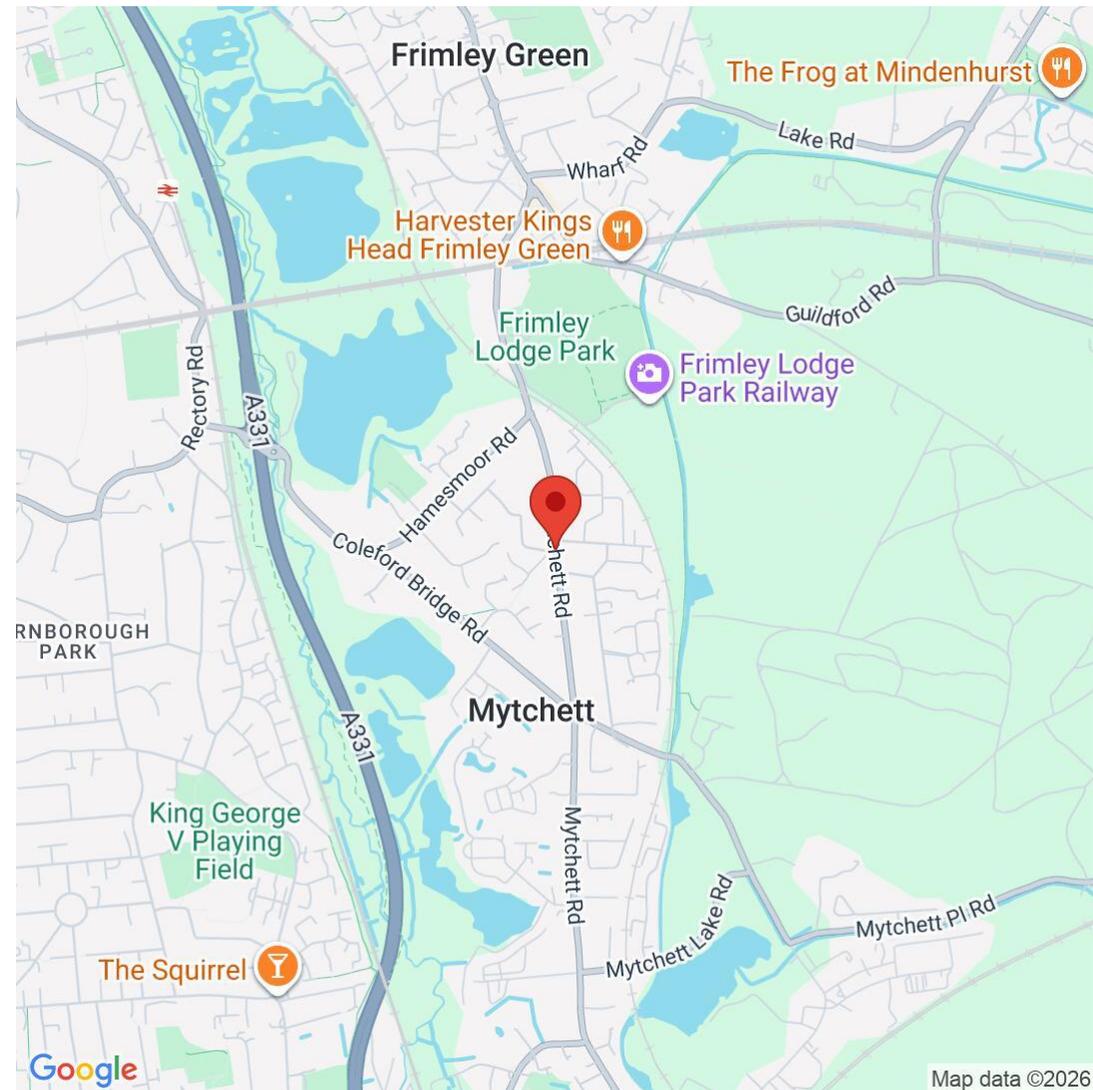
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1121606)

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	