

8 Hazlewood Drive, MYTCHETT, Surrey. GU16 6EF.



£400,000 Freehold



A spacious three bedroom semi detached house situated in this desirable part of Mytchett backing on to light woodland. The accommodation on the first floor offers three bedrooms, bedroom one having fitted wardrobes and an en suite shower room together with a family bathroom. On the ground floor there is a cloakroom, lounge/dining with an open plan, comprehensively fitted kitchen. Outside there is a well kept rear garden with a sunny aspect backing on to light woodland and a garage with block paved drive for two cars. The property is pleasantly situated towards the end of this close convenient for railway stations at nearby Farnborough, Ash Vale and North Camp. Junction four of the M3 motorway and Frimley Lodge Park are also nearby. Some of the features include, Sealed unit double glazed windows, gas fired central heating by radiators, solar panels and built in kitchen appliances.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	94	95
(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, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A	95	97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

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Entrance Hall

Karndean floor, telephone point, radiator.

Cloakroom

White suite comprising of a low level wc, pedestal wash basin, radiator, ceramic tiled floor, double glazed frosted window.

Double Aspect Lounge/Dining Room

22' 4" x 14' 9" (6.81m x 4.50m) max. Ornamental fireplace with a log effect electric fire, Karndean floor, two radiators, double glazed window and casement doors leading to the rear garden, open plan to -

Kitchen

11' 7" x 8' 11" (3.53m x 2.72m) One and a half bowl single drainer sink unit, laminated work tops, excellent range of wall and base mounted units, built in four burner gas hob with oven below and extractor hood, built in dish washer and fridge/freezer, double glazed window, ceramic tiled floor, deep under stairs storage cupboard.

First Floor Landing

Access to a loft.

Bedroom One

14' 9" x 9' 9" (4.50m x 2.97m) Triple fitted wardrobe, radiator, double glazed windows, door to -

En Suite Shower Room

White suite comprising of a low level wc, pedestal wash basin, large, fully tiled, shower cubicle with sliding screen door, radiator, fitted storage cupboards, half tiled walls, double glazed frosted window, ceramic tiled floor.

Bedroom Two

15' 2" x 8' 11" (4.62m x 2.72m) Radiator, double glazed window.

Bedroom Three

10' 3" x 7' 6" (3.12m x 2.29m) Radiator, double glazed window.

Bathroom

White suite comprising of a panelled bath with mixer tap and shower attachment with a fully tiled surround and glazed screen, ceramic tiled floor, low level wc, pedestal wash basin, ladder style heated towel rail, double glazed frosted window.

Outside

Rear Garden

Paved patio leading to an area of well kept lawn and abundantly stocked flower and shrub bed, all enclosed by close boarded fencing and backing on to light woodland, timber garden shed, gated side access leading to -

Front Garden

Mainly laid to block drive with space for two cars.

Garage

16' 11" x 8' 11" (5.16m x 2.72m) Up and over door, light and power.



GROUND FLOOR
APPROX. FLOOR
AREA 617 SQ.FT.
(57.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 530 SQ.FT.
(49.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1147 SQ.FT. (106.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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