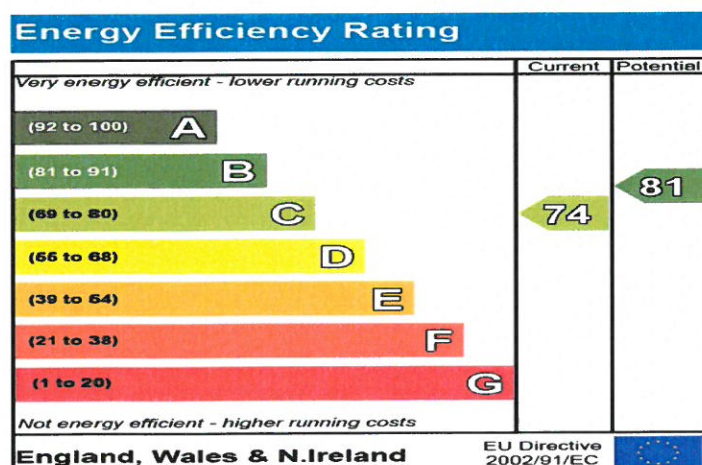


22 Hamesmoor Way
Mytchett, CAMBERLEY, GU16 6JG

£599,950 Freehold



An extended and very much improved detached chalet bungalow situated in this popular cul-de-sac location within the heart of Mytchett village giving easy access to both Farnborough mainline station and junction 4 of the M3 motorway, whilst being within a short distance of the picturesque Basingstoke canal and Frimley Lodge Park. Accommodation comprises 27ft x 22ft open plan living space with bi-folding doors over looking the rear garden, utility room, study, bathroom, master bedroom with en suite and two further bedrooms. To the first floor there is a further bedroom with en suite. Externally the property benefits from driveway parking and southerly aspect rear garden.

The Property Ombudsman
APPROVED CODE
REGISTERED
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Camberley, Surrey GU15 2DR
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1 Guildford Road, Frimley Green, Surrey GU16 6NL

Entrance

Cover entrance porch. Video security entry system, uPVC half glazed door to:

Entrance Hall

Wood effect laminate flooring. Doors to all rooms.

Open Plan Kitchen/Living Space

Rear aspect bi-folding doors. Stainless steel one and a half bowl single drainer sink unit with cupboard under. Further range of matching eye and base level units with composite work surfaces. Four ring gas hob with oven under and extractor over, integrated dishwasher, space for upright appliance. Wall mounted video entry system, wood effect laminate flooring with under floor heating. Wiring for CAT6, multiple speakers, infra red, Hifi, TV & AV points, phone point, all returning to the comms cupboard in the study. door to:

Utility Room

Rear aspect fully glazed door. Stainless steel single bowl and drainer sink unit with cupboard under. Further range of matching eye and base level units with composite work surfaces. Space and plumbing for both washing machine and tumble dryer, wood effect laminate flooring, opening to:

Study

Lantern roof light, wood effect laminate flooring, Comms cupboard.

Master Bedroom

Front aspect bay window. CAT6, Coaxial and speaker wiring returning to comms cupboard Door to:

En Suite

Walk in shower with rain water drench head, vanity unit wash hand basin, low level w.c with concealed cistern, Travertine part tiled surrounds and floor, chrome heated towel rail and under floor heating, lantern roof light.

Bedroom Three

Front Aspect Window. CAT6 and speaker wiring.

Bedroom Four

Side aspect window.

Bathroom

Side aspect window. Panel enclosed bath with shower over, vanity unit wash hand basin, low level w.c, chrome heated towel rail, part tile tiled Travertine surrounds, speaker wiring.

Inner Lobby

Wood effect laminate flooring, stairs to first floor.

Bedroom Two

Rear aspect window. Three Velux roof lights, eaves storage, CAT6, coaxial and speaker wiring. This room has been wired and designed in such a way to accommodate an additional room. Door to:

En Suite

Walk in shower, vanity unit wash hand basin, low level w.c. with concealed cistern, chrome heated towel rail, part tiled Travertine surrounds, Velux roof light, door to airing cupboard, gas fired boiler with power flow mains pressure hot water tank for heating and hot water.

Outside

Block paved driveway to both sides of the property with the remainder laid to lawn, gated side access to covered storage area and:

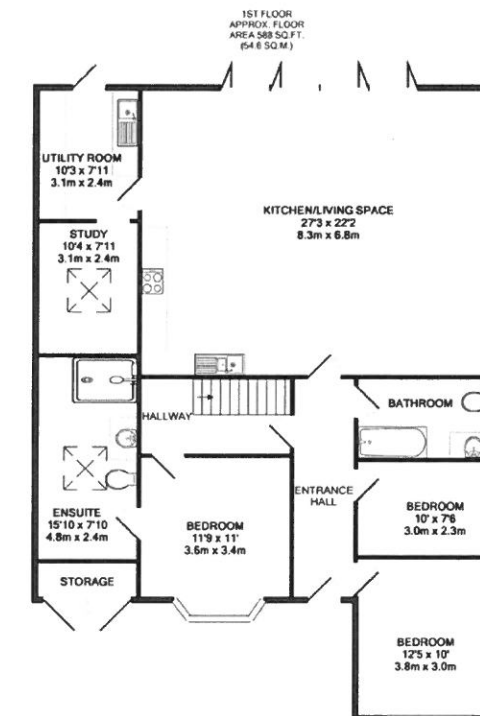
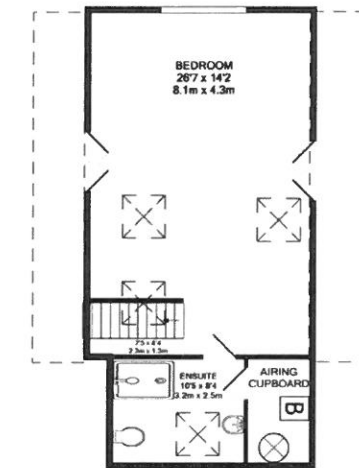
Rear Garden

Being of a Southerly aspect with paved patio area across the rear of the property with the remainder laid to lawn and enclosed on all sides by a combination of mature hedging and wood panel fencing. Timber built storage shed.

VIEWING

Strictly by appointment with Luff & Wilkin telephone 01252 838899.

Office Hours - Monday to Friday 9am - 6pm (usually later) Saturdays 9am - 5pm



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 misstatement. This plan is for illustrative purposes only and should be used as a guide 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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