

8 Lynwood Drive
Mytchett, CAMBERLEY, GU16 6BY

£385,000 Freehold



An extended semi detached house situated on this popular development within the heart of Mytchett, providing easy access to both Farnborough mainline station to London Waterloo and junction 4 of the M3 motorway whilst being within a short distance of the picturesque Basingstoke canal. Accommodation comprises living room, kitchen/dining room, family room and cloakroom to the ground floor with four well proportioned bedrooms and a bathroom to the first floor. Externally the property benefits from driveway parking, 20ft garage and southerly aspect rear garden.

Entrance

Covered entrance porch with hard wood door to:

Entrance Hall

Stairs to first floor landing. Door to:

Living Room

Front aspect window. Under stair storage cupboard, wall mounted gas fire with back boiler. Doors to:

Kitchen/Dining Room

Rear aspect window and sliding patio doors leading to rear garden. Stainless steel single bowl and drainer sink unit with cupboard under. Further range of matching eye and base level units with rolled edge work surfaces and tiled splash back. Space for range cooker with extractor hood over, space for both full height and under counter appliances. Tiled floor, door to:

Family Room

Rear aspect window. Courtesy door to garage.

Cloakroom

Wall mounted wash hand basin with tiled splash back, low level w.c.

First Floor Landing

Airing cupboard, access to loft N.B. (not inspected by agent) Doors to all rooms.

Bedroom One

Front aspect windows. Wood effect laminate flooring, over stair storage cupboard.

Bedroom Two

Rear aspect window. Shower cubicle and wash hand basin. Wood effect laminate flooring.

Bedroom Three

Front aspect window. Built in wardrobes.

Bedroom Four

Rear aspect window. Built in wardrobe.

Bathroom

Rear aspect window. White suite comprising panel enclosed bath, pedestal wash hand basin, low level w.c. and heated towel rail.

Outside

Garage

Up and over door. Power and light. Wall mounted boiler for secondary heating system, plumbing for washing machine. Door to side access.

Front Garden

Mainly laid to lawn with driveway parking and side access to:

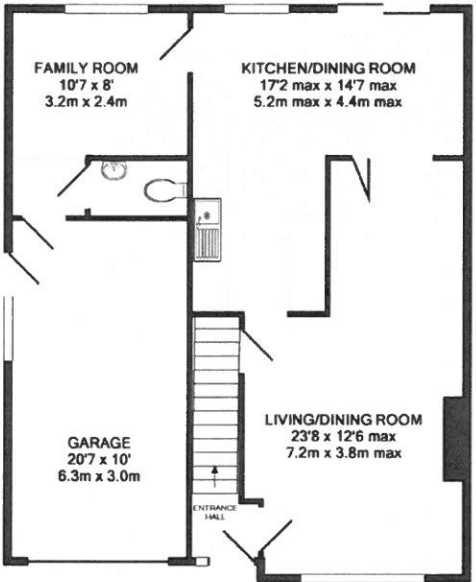
Rear Garden

Of a southerly aspect and being laid mainly to lawn.

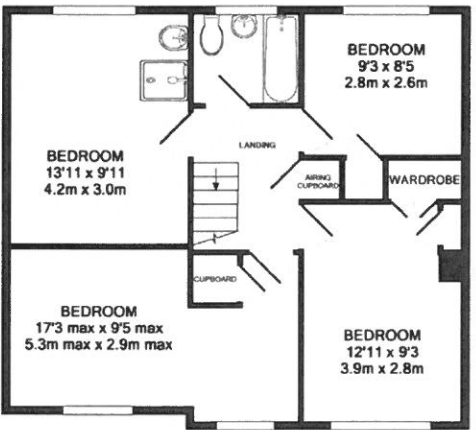
VIEWING

Strictly by appointment with Luff & Wilkin telephone 01252 838899.

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



GROUND FLOOR
APPROX. FLOOR
AREA 823 SQ.FT.
(76.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 605 SQ.FT.
(56.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1428 SQ.FT. (132.7 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.

Made with Metopix ©2019

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.