

13 Coleford Close
Mytchett, CAMBERLEY, GU16 6DX

£410,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		84
(69 to 80)	C		
(55 to 68)	D	67	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



An extended semi detached home situated in this popular cul de sac location in the heart of Mytchett village giving easy access to local shops, whilst being within a short distance of junction 4 of the M3 motorway, Farnborough mainline station and the picturesque Basingstoke canal. Accommodation comprises living room, family room, kitchen diner and utility/cloakroom to the ground floor with three double bedrooms, master with both an en suite and walk in wardrobe, to the first floor. Externally the property benefits from a full width block paved driveway, garden and garage.

The Property Ombudsman
APPROVED CODE
TRADING STANDARDS LTD

Registered Office: 13 Claremont Avenue,
Camberley, Surrey GU15 2DR
Registered No. 8078018 England and Wales

luffandwilkin.co.uk
info@luffandwilkin.co.uk
tel 01252 838 899 fax 01252 838 858
1 Guildford Road, Frimley Green, Surrey GU16 6NL

Entrance Hall

uPVC half glazed door with matching side light. Stairs to first floor landing, wood effect laminate flooring, doors to all rooms.

Living Room

Front aspect window. Gas flame effect fire with marble inserts and hearth with timber mantle and back boiler for heating and hot water. Wood effect laminate flooring.

Kitchen

Rear and side aspect windows. Stainless steel one and a half bowl single drainer sink unit with cupboard under. Further range of matching eye and base level units with rolled edge work surfaces and tiled splash back. Stainless steel four ring gas hob with extractor over. Built in double oven, space and plumbing for dishwasher, further space for upright appliance. Under stair storage cupboard with tiled floor leading to:

Dining Room

Rear aspect sliding patio doors leading to rear garden and side aspect window.

Family Room

Front and side aspect windows. Range of fitted storage units. Door to:

Utility/ Cloakroom

Rear aspect window. Vanity unit wash hand basin, low level w.c. space and plumbing for washing machine and tumble dryer. Fully tiled surrounds and chrome heated towel rail.

First Floor Landing

Access to loft N.B. (not inspected by agent) Doors to all rooms.

Bedroom One

Front and side aspect windows. Walk in wardrobe. Wood effect laminate flooring, door to:

En Suite

Rear aspect window. Panel enclosed bath, shower cubicle, pedestal wash hand basin, low level w.c. Fully tiled surrounds and chrome heated towel rail.

Bedroom Two

Front aspect window. Built in wardrobe.

Bedroom Three

Rear aspect window. Built in wardrobe, airing cupboard. Wood effect laminate flooring.

Bathroom

Rear aspect window. Panel enclosed bath, pedestal wash hand basin, low level w.c. part tiled surrounds and heated towel rail.

Outside

Front

Block paved across the full width of the front providing ample off road parking. Gated side access to:

Rear Garden

Timber built summer house, artificial lawn, mature flower and shrub borders, gate to:

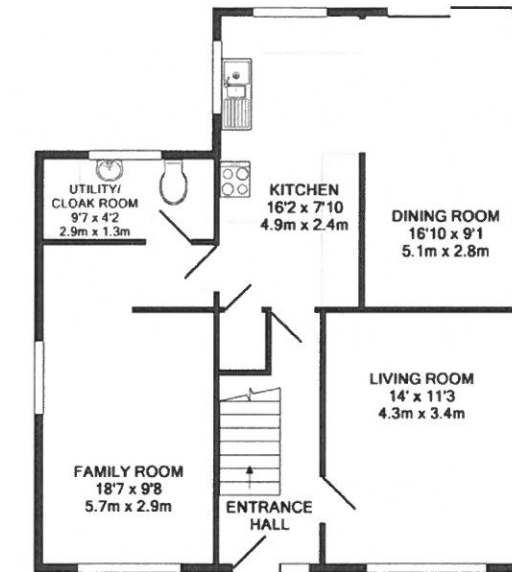
Garage

Further parking space, courtesy door, power and light.

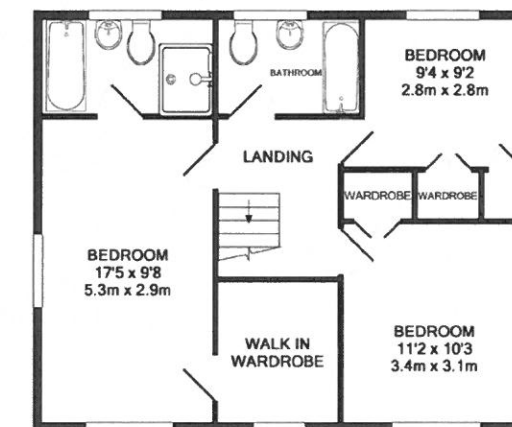
VIEWING

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 726 SQ.FT.
(67.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 597 SQ.FT.
(55.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1323 SQ.FT. (122.9 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 Metropix ©2018

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.