

9 Coleford Close, MYTCHETT, Surrey.
GU16 6DX.

£399,950 Freehold



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	84

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(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	
68	81

EU Directive 2002/91/EC

Located in a pleasant cul-de-sac in the sought after area of Mytchett, this three bedroom semi-detached house offers easy access to the motorway network via junction 3 of the M3 and has three railway stations (Farnborough, Frimley & Ash Vale) all within a 2½ mile radius. The property provides a spacious living room, fitted kitchen, breakfast room, utility room and wet room all on the ground floor. The first floor offers two double bedrooms and one single, a bathroom and separate wc.

Further benefits include double-glazed windows and gas fired central heating. The rear garden has a patio area, a central lawn with flower and shrub borders and rear gated access to the driveway. The garage is larger than standard, measuring approx. 25' x 12'.

EPC: C

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The Property Ombudsman
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Ground Floor

Entrance Hall

Front door with side window, stairs to first floor, doors to:

Lounge

11' 2" x 23' 4" (3.40m x 7.11m) Front aspect window, wall mounted electric fire, parquet flooring, wall mounted radiator, twin central ceiling lights, glazed sliding doors to:

Breakfast Room

8' 0" x 9' 9" (2.44m x 2.97m) Glazed patio doors to rear garden, tiled floor, central ceiling light, wall mounted radiator, archway through to:

Kitchen

7' 11" x 19' 0" (2.41m x 5.79m) Rear aspect window, range of base and wall units with feature open end display units, 1½ bowl stainless steel sink with mixer tap, space for free standing fridge/freezer units, built-in stainless steel double oven, stainless steel four ring gas hob with stainless steel splash back and stainless steel extractor hood above. Door to under stairs storage cupboard, glazed door to entrance hall, glazed door to:

Lobby

Half glazed door to driveway, glazed door to:

Utility Room

Side aspect window, stainless steel sink with mixer tap, Megaflow heating system, base units with worktop over and space and plumbing for washing machine, door to:

Wet Room

Frosted window, tiled walls and floors, vanity unit with hand wash basin, mirror with two spotlights, and wet room shower facility.

First Floor

Landing

Side aspect window, door to storage cupboard, doors to:

Bedroom One

11' 10" x 11' 2" (3.61m x 3.40m) Front aspect window, wall mounted radiator, central ceiling light, built-in double wardrobe.

Bedroom Two

9' 5" x 11' 2" (2.87m x 3.40m) Rear aspect, built in double wardrobe, door to airing cupboard, wall mounted radiator.

Bedroom Three

7' 10" x 6' 9" (2.39m x 2.06m)

Bathroom

Rear aspect frosted window, enclosed bath with mixer tap and integral shower above, vanity unit with basin, mixer tap, wall mounted heated towel rail, wall mounted radiator, tiled floor and part tiled walls.

Separate WC

Side aspect frosted window, concealed cistern wc, tiled floor and part tiled walls.

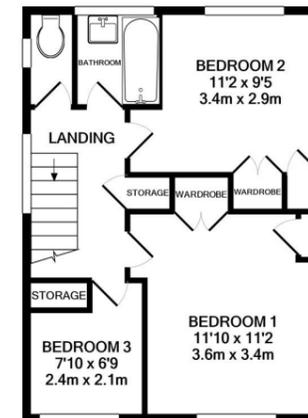
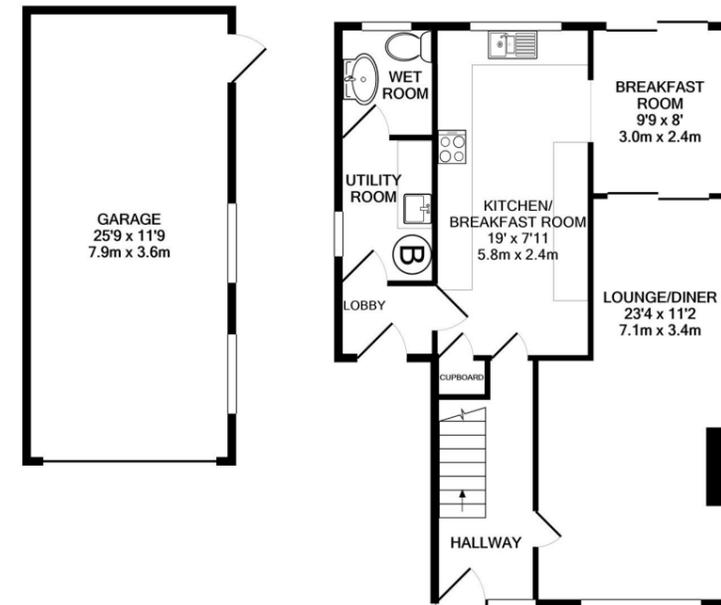
Outside

Garage

11' 9" x 25' 9" (3.58m x 7.85m) Up and over door, side aspect windows, door to garden.

Rear Garden

Paved patio area, central lawn with flower and shrub borders, access to garage, gated access to driveway and enclosed by panel enclosed fencing.



TOTAL APPROX. FLOOR AREA 1354 SQ.FT. (125.8 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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