

29 Haining Gardens, Mytchett,
Camberley, Surrey. GU16 6BJ.



£399,950 Freehold



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | | |
| (55-68) | D | 67 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



This delightful semi-detached family home is located at the end of a popular cul-de-sac in the heart of Mytchett village. The location offers easy access to local shops, schools and amenities, the popular Frimley Lodge recreational area and access to the M3 at junction 4 via the Blackwater Valley Relief Road.

The well presented accommodation comprises of an entrance hall, an open-plan living/dining space, a beautiful modern fitted kitchen, three bedrooms and a bathroom. Outside the property offers front and rear gardens, off road parking and an attached garage. Further benefits include gas fired central heating and double-glazed windows. NO ONWARD CHAIN.

EPC: D

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.

Ground Floor

Entrance Hall

Part glazed front door to entrance hall, stairs to first floor, wall mounted radiator with ornate cover, door to:

Living Room

14' 9" (max.) x 14' 4" (4.50m max. x 4.37m) Front aspect windows, wall mounted radiator, twin central ceiling lights, under stairs alcove, archway to:

Dining Room

10' 2" x 7' 9" (3.10m x 2.36m) Rear aspect, double glazed sliding patio door, wall mounted radiator, central ceiling light, archway to:

Kitchen

10' 11" x 6' 7" (3.33m x 2.01m) Rear aspect window, range of wall and base units with slate effect work surface, stainless steel single oven with induction hob and stainless steel extractor hood above, composite finish one and one half bowl single drainer sink with mixer tap. Space and plumbing for washing machine, built in dishwasher, space for upright fridge/freezer, tiled splash back, tiled floor, wall mounted radiator, wall mounted boiler for central heating system.

First Floor

Landing

Door to airing cupboard, doors to all rooms.

Bedroom 1

12' 8" x 8' 5" (3.86m x 2.57m) Front aspect square bay window, wall mounted radiator, built in wardrobe with sliding mirrored doors, central ceiling fan light.

Bedroom 2

9' 4" x 7' 2" (2.84m x 2.18m) Rear aspect window, wall mounted radiator, central ceiling light.

Bedroom 3

12' 8" x 8' 5" (3.86m x 2.57m) Rear aspect window, wall mounted radiator, laminate flooring, set of 3 spot lights.

Bathroom

Side aspect patterned window, panel enclosed bath with wall mounted power shower and glass shower screen, pedestal hand wash basin, low level wc. Tiled walls, ceiling mounted extractor fan, ceiling mounted triple spot lights.

Outside

Rear Garden

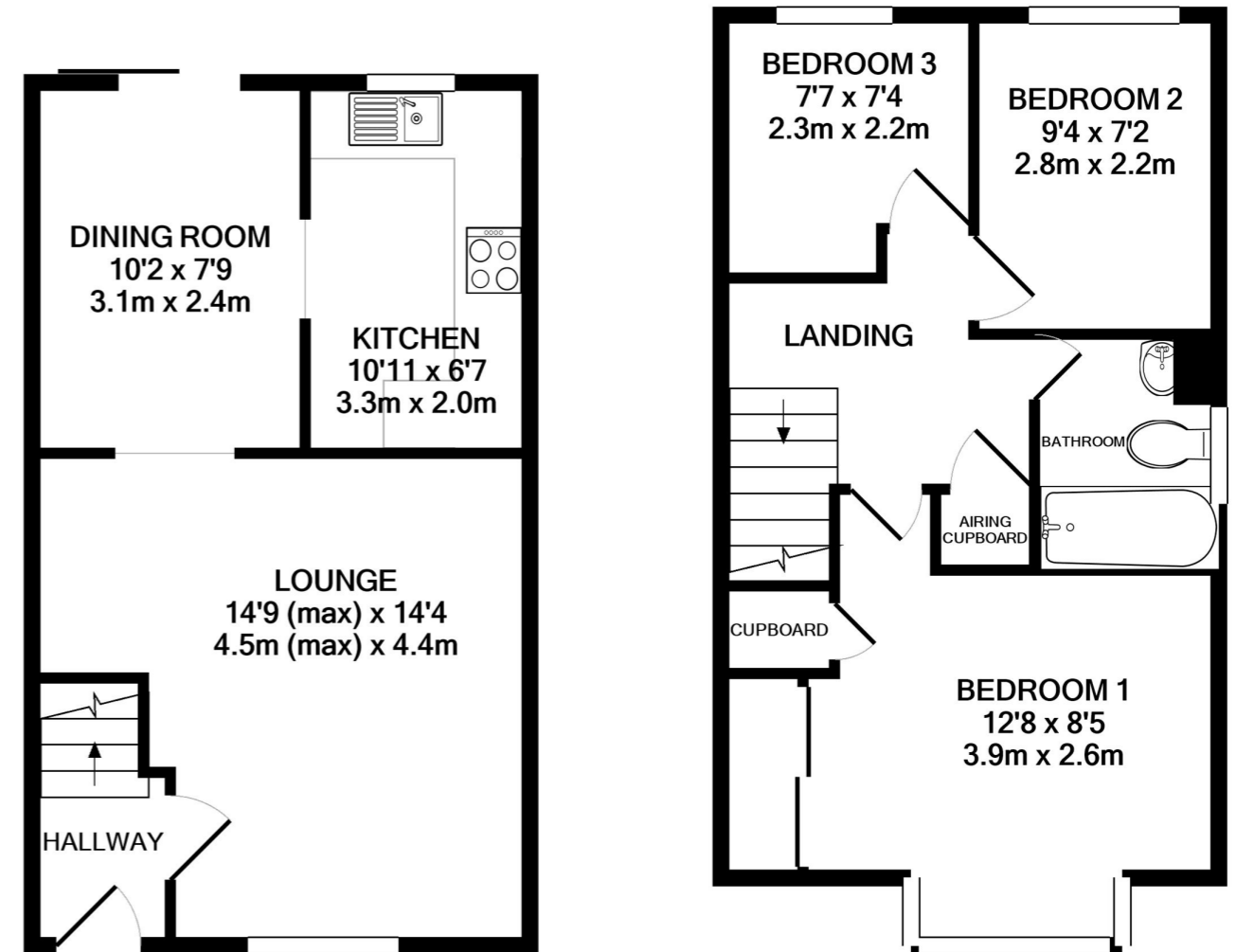
The rear garden offers a central shaped lawn surrounded by shale beds to two sides with specimen trees and shrubs, there is a decked area providing an area for seating with a decorative rope fence. The garden is enclosed by panel fencing and also features a timber framed stoilage shed and access to attached single garage via a personal door.

Garage

An attached garge with an up and over door to the front and a side access door to the rear garden. There is a driveway which will hold several vehicles off the road.

Front Garden

Shale beds with specimen shrubs, pathway to front door.



GROUND FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 742 SQ.FT. (68.9 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
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