

37 Beechnut Drive, DARBY GREEN,  
Hampshire. GU17 0DJ.



**£450,000** Freehold



An immaculately presented three bedroom semi-detached property, having been extended on the ground floor to provide spacious family accommodation including a lounge, cloakroom with shower, and a superb 17'9" kitchen/dining room with sliding doors to the corner plot garden. On the first floor there are three bedrooms, two with double wardrobes and a bathroom with shower cubicle. Further benefits include sealed unit double glazed windows and gas fired central heating by radiators. The property is conveniently situated for local shops (5 mins walk), local schools (10 mins walk), the M3 motorway (10 mins drive) and Blackwater railway station (5 mins drive). No onward chain.

EPC: D

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

Part glazed door to:

### Entrance Hall

Wood effect laminate floor, radiator, built in coats cupboard, door to garage.

### Lounge

19' 0" x 11' 10" (5.79m x 3.61m) Fitted electric fire with surround, wood effect laminate flooring, two radiators, sealed unit double glazed windows and sliding patio doors leading to the rear garden.

### Kitchen/Dining Room

17' 9" x 24' 5" (5.41m x 7.44m) 1½ bowl single drainer stainless steel sink unit, adjoining laminated working surfaces, excellent range of high and low level units in a light wood colour. Breakfast bar, built in 6 burner gas hob with stainless steel and glass extractor hood over and two ovens below. Ceramic tiled floor, radiator, two sealed unit double glazed windows to the front, sealed unit sliding doors to the garden. Velux skylight window, inset ceiling spot downlighters.

### Cloakroom/Shower Room

Mira regulated shower unit with a fully tiled surround, low flush wc, wash hand basin, sealed unit double glazed frosted window to the side, ceramic tiled floor, radiator, extractor fan.

## FIRST FLOOR

### Bedroom 1

9' 0" x 13' 2" (2.74m x 4.01m) Radiator, double built in wardrobe, sealed unit double glazed windows to the rear.

### Bedroom 2

10' 0" x 9' 9" (3.05m x 2.97m) Radiator, double built in wardrobe, sealed unit double glazed windows to the rear.

### Bedroom 3

Radiator, sealed unit double glazed window to the front.

### Bathroom

White suite comprising of a panelled bath with mixer tap, low flush wc and pedestal wash basin. Airing cupboard housing a lagged copper tank with slatted shelves, fully tiled shower cubicle with regulated shower unit, glazed screen door, sealed unit double glazed frosted window to the front. Ladder style chromium heated towel rail, part tiled walls, wood effect laminate flooring, sealed unit double glazed frosted window to the front.

## OUTSIDE

### Integral Garage

8' 0" x 18' 0" (2.44m x 5.49m) Up and over door, gas and electric meters, storage recess at the rear, internal door.

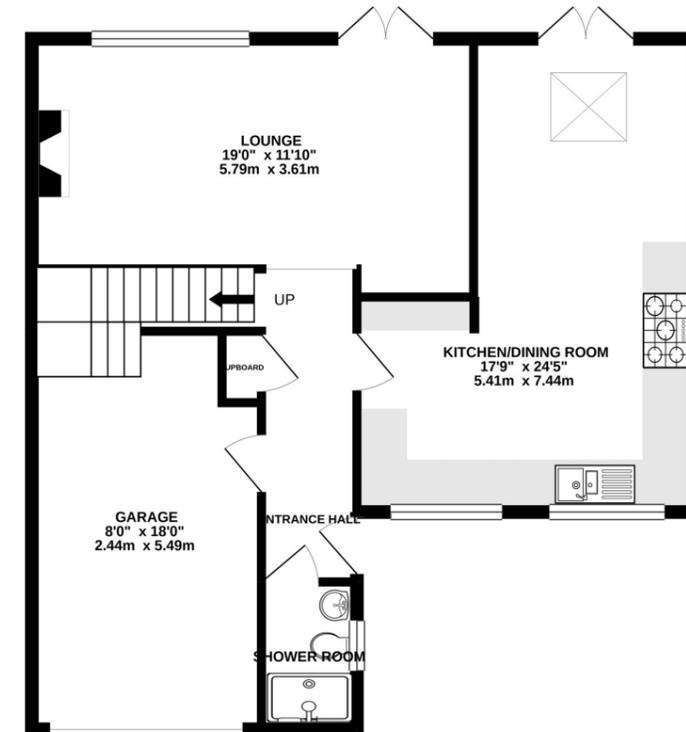
### Front Garden

Mainly laid to lawn, with brick pavior driveway.

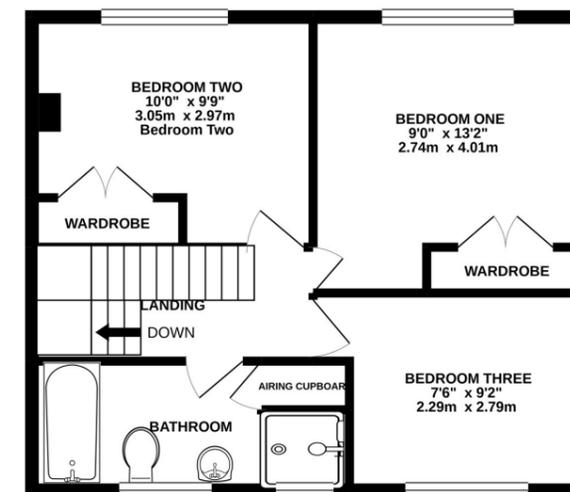
### Rear Garden

Immediately behind the house is a paved patio, beyond which is an area of lawn with flower borders, all enclosed by close boarded fencing extending to approximately 35 ft. long, being a corner plot garden with a gated side access.

GROUND FLOOR  
713 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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