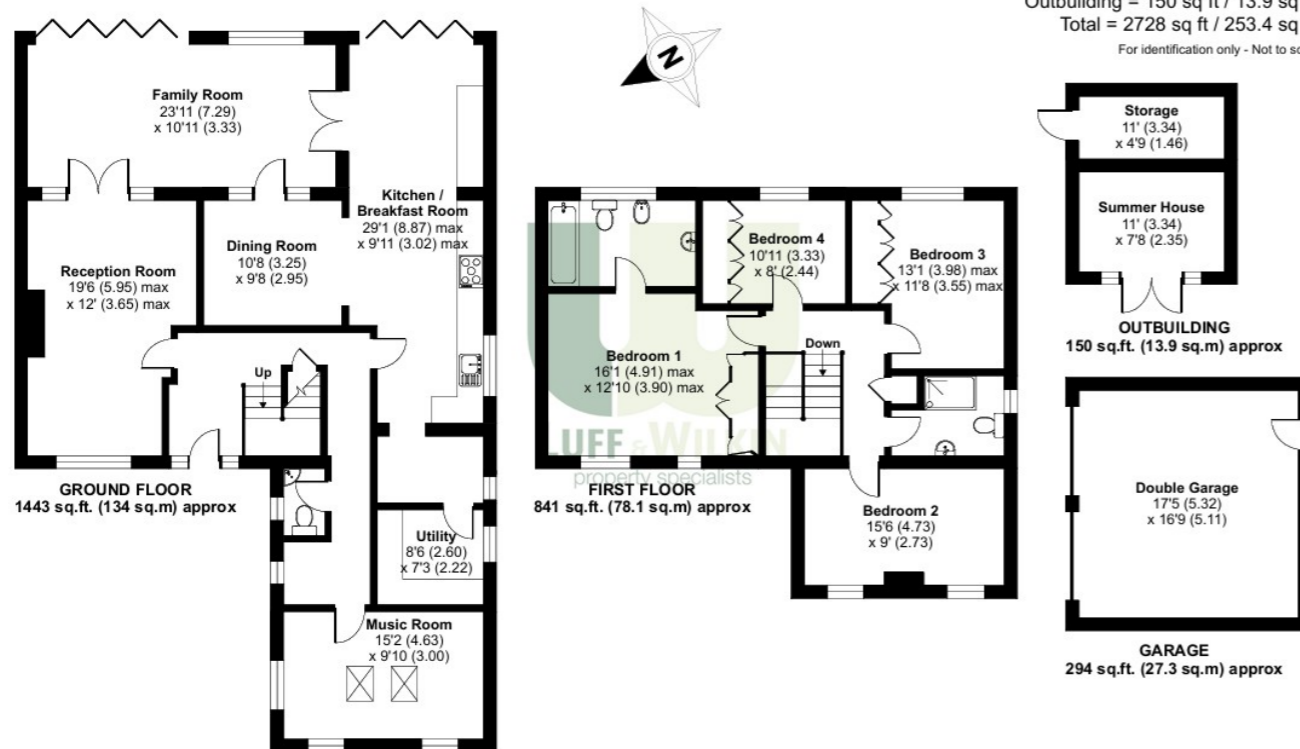


4 Mytchett Lake Road Mytchett, GU16 6AL

Mytchett Lake Road, Mytchett, Camberley, GU16

Approximate Area = 2284 sq ft / 212.1 sq m
 Garage = 294 sq ft / 27.3 sq m
 Outbuilding = 150 sq ft / 13.9 sq m
 Total = 2728 sq ft / 253.4 sq m
 For identification only - Not to scale



£999,000 Freehold



- Extended detached family home
- Four reception rooms
- High specification finishes
- Spacious kitchen/breakfast room
- Ample driveway parking
- 95 ft landscaped rear garden
- Detached double garage
- Four bedrooms, main en suite
- South facing garden
- Total area: 2,284 sq ft (excluding garage & outbuilding)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2025. Produced for Luff & Wilkin Property Specialists Ltd. REF: 1364554

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	74	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.



The Property

An immaculately presented extended four bedroom detached family home positioned on a generous sized corner plot in the heart of Mytchett, offering an exceptional blend of privacy, space and modern living. At the heart of the home is a stunning, light-filled kitchen/breakfast/dining room which has been finished to a high standard with porcelain floors, premium appliances and bi-fold doors opening to the rear of the property, creating a perfect space for indoor-outdoor living and a beautiful view over the landscaped garden. There is also a separate utility room off the kitchen.

The ground floor accommodation is light and airy throughout with a variety of living spaces, from a cosy reception room with wood log burner, to a large family room with bifold doors opening to the rear garden, and an additional music room/office to the front of the property, jointly providing plenty of home comforts to meet the demands of a modern family home. On the first floor an attractive gallery style landing provides access to four well-proportioned bedrooms, the master bedroom having a very generous sized en-suite bathroom, and there is also an impressive modern family shower room.

EPC Rating: C

Council Tax Band G: £4,270 per annum (2026/27)

Outside

To the front of the property is a sizeable driveway providing ample off-road parking for several cars and a detached double garage. Outside to the rear, an attractive paved patio provides good outdoor living space and overlooks the beautifully landscaped rear garden featuring a lawned area surrounded by well established shrub, tree and flower borders. The rear garden extends to approx. 95 ft with a southerly aspect. At the end of the property is a timber built summer house with timber decking.

Location

There are nearby local shops and services in Mytchett, with wider shopping, dining and leisure facilities available in Camberley and Farnborough. Train links are accessible with Ash Vale and Farnborough North stations in walking distance providing connections towards Reading and Guildford. Farnborough mainline station provide access to London and connecting routes (approx. 35 minutes to London Waterloo). The area is well served by a choice of primary and secondary schools, making it appealing to families. An abundance of recreational/green space can be found at Frimley Lodge Park and further down the picturesque Basingstoke Canal towpath.