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Independent estate agents

The Glade | Mytchett
Camberley

A beautifully extended three-bedroom semi-detached home located in the charming area of Mytchett.

Semi Detached | Three Bedrooms | Two Bathrooms | Kitchen/Family/Dining Room | Landscaped Rear Garden | Off Street Parking

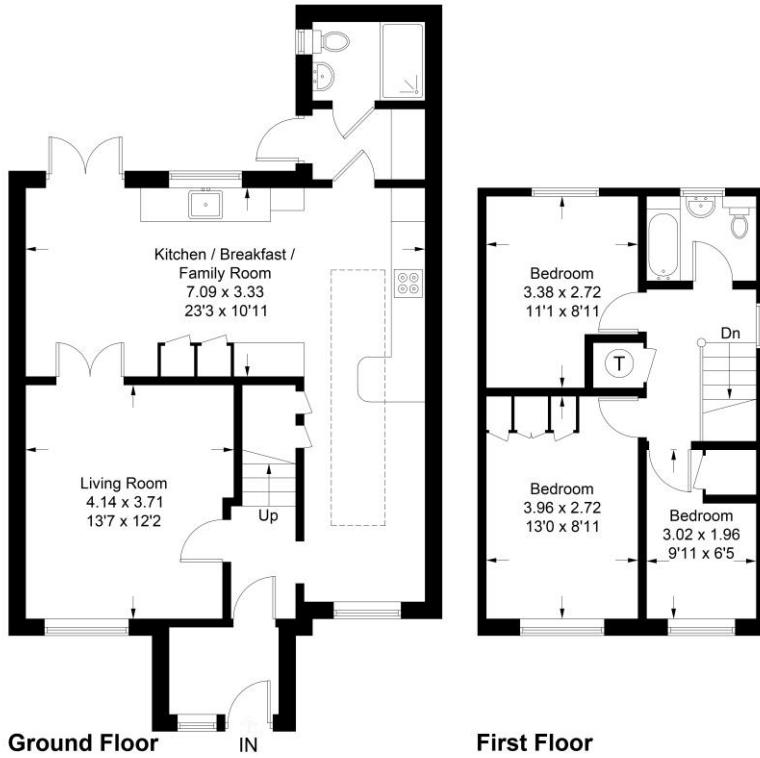
Offers in excess of £475,000 | Freehold

A beautifully extended three-bedroom semi-detached home located in the charming area of Mytchett. This impressive residence offers a spacious and versatile layout, ideal for modern family living. Upon entering the property, you are greeted by a welcoming atmosphere. The ground floor has been thoughtfully extended to create a stunning kitchen/family/dining room, forming the heart of the home. This open-plan space provides the perfect setting for both relaxation and entertaining, with ample room for comfortable seating and a dining area. The modern kitchen boasts high-quality fixtures and fittings, offering a stylish yet practical space for culinary enthusiasts. It is equipped with integrated appliances, ample storage. Adjacent to the kitchen is a utility room, providing additional storage space and accommodating laundry facilities. This feature is highly desirable for busy households, ensuring a clutter-free living environment. One of the notable advantages of this property is the modern downstairs shower room. This addition adds convenience and versatility to the home, providing an extra bathroom facility for both residents and guests. The first floor of the property is home to three bedrooms. The master bedroom offers a peaceful retreat, featuring fitted wardrobes. The two additional bedrooms also provide comfortable living, ideal for children, guests, or a home office setup. Completing the accommodation is a family bathroom, fitted with contemporary fixtures and fittings. This well-appointed space features a bathtub, a washbasin, and a WC, providing a relaxing and functional area for daily use. The exterior offers off-street parking, ensuring convenience and ease for residents and visitors alike. The garden is laid to artificial grass providing a low maintenance space and is an excellent space for outdoor activities, offering a pleasant environment for relaxation and enjoyment. Situated in Mytchett, this property benefits from a peaceful and family-friendly location. The area boasts a range of amenities, including local shops, schools, and recreational facilities, providing convenience and entertainment within easy reach. Excellent transport links, including nearby train stations and major road networks, allow for easy commuting and access to neighbouring towns and cities. Council Tax Band: D - EPC Band: C





Approximate Gross Internal Area
 Ground Floor = 63.3 sq m / 681 sq ft
 First Floor = 36.0 sq m / 387 sq ft
 Total = 99.3 sq m / 1068 sq ft



The Glade

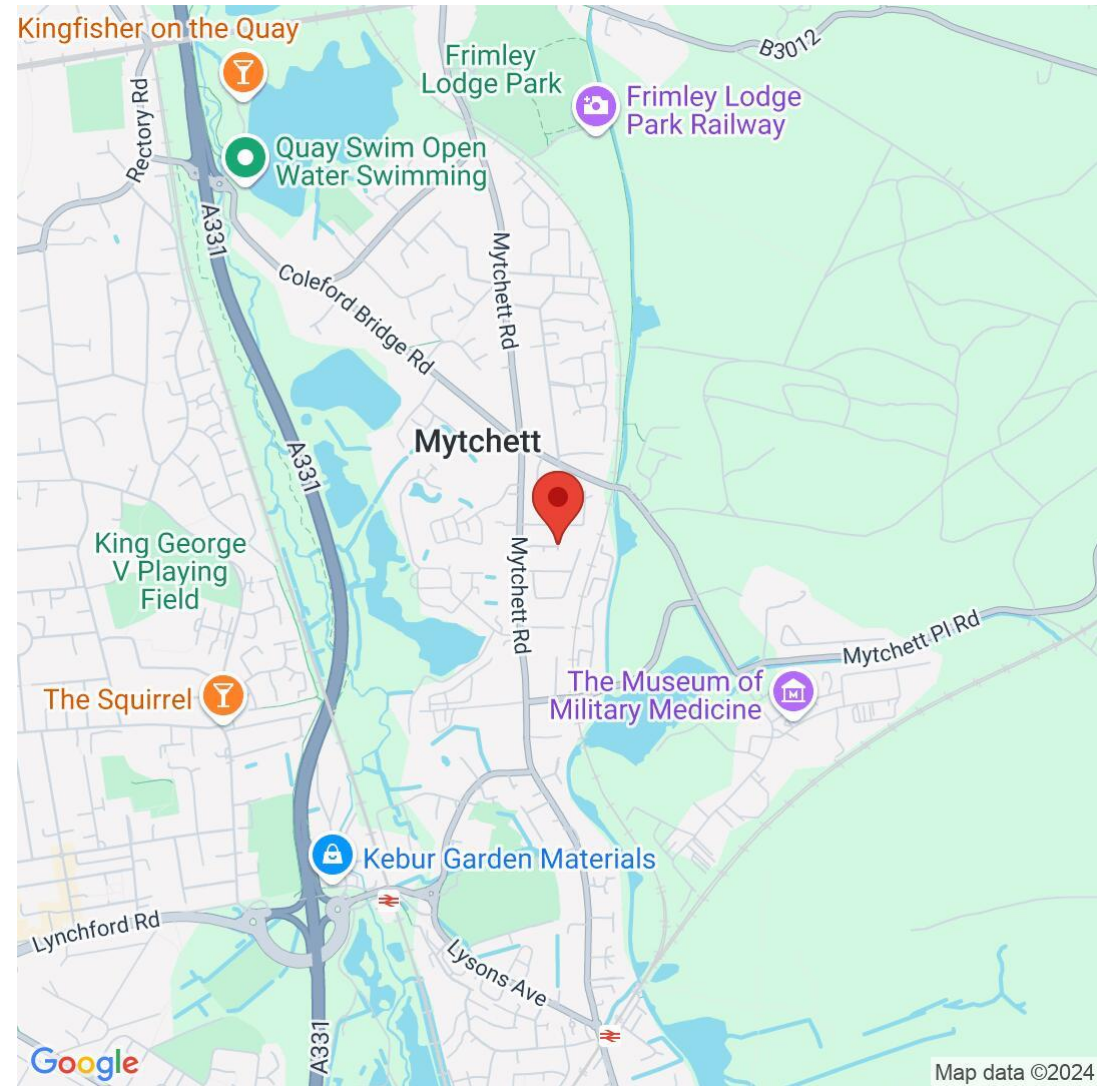
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID982125)

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	