

Lakeview Lane | Mytchett | Camberley | GU16 6HA

Seymours









Lakeview Lane, Mytchett, Camberley, GU16 6HA

Offering to the market with NO ONWARD CHAIN this impressive and stylish four bedroom detached property, offering a double fronted aspect with exclusive lakeside views.

Located on the new Waters Edge development, the property was built approximately one year ago by Nicholas King Homes.

On entrance, to the right the property boasts a vast triple aspect living room spanning the depth of the property with French Doors on to the rear garden. Whilst to the left, there is a separate reception room currently used as a study, cloakroom and utility room which offers access to the car port, as well as a spacious and fully integrated 'L-shaped' kitchen/breakfast room with a bright conservatory style area and French doors to the rear garden.

The first floor comprises of all four bedrooms, the master offering built in wardrobes, en-suite, and roof terrace with privacy and exclusive lake views. Whilst a second bedroom also offers an ensuite, the further two good sized rooms are services by the main family bathroom.

Externally the property offers exclusive and stunning lake views, a carport with electric car charging point and side access to the tree lined rear garden which is mostly laid to lawn with additional patio area.

Additional benefits of the property include circa 9-year structural warranty cover, whilst contemporary furnishings complement the accommodation.

Water's Edge is a unique new development set amidst picturesque Surrey countryside, with surrounding SANG land in excess of 14 acres. Ideal for leisurely strolls, jogging and cycling, circular lakeside walks are practically on the doorstep, whilst a growing, family orientated new village community is ideal for raising children. Meeting children's educational needs, the reputable Tomlinscote coeducational sixth form and secondary school, Salesian College for boys, Farnborough Hill for girls and Mytchett Primary School are all within easy reach of the home. The village of Mytchett borders Basingstoke Canal and Mytchett Lake. Amenities include a shop, M&S, pub, restaurant, beauty salon and a football club. Ideal for commuters, the A331 connects to London and Heathrow via the M3, A3 and M25. The local towns of Guildford, Farnham, Camberley and Farnborough provide comprehensive shopping facilities and further attractions.





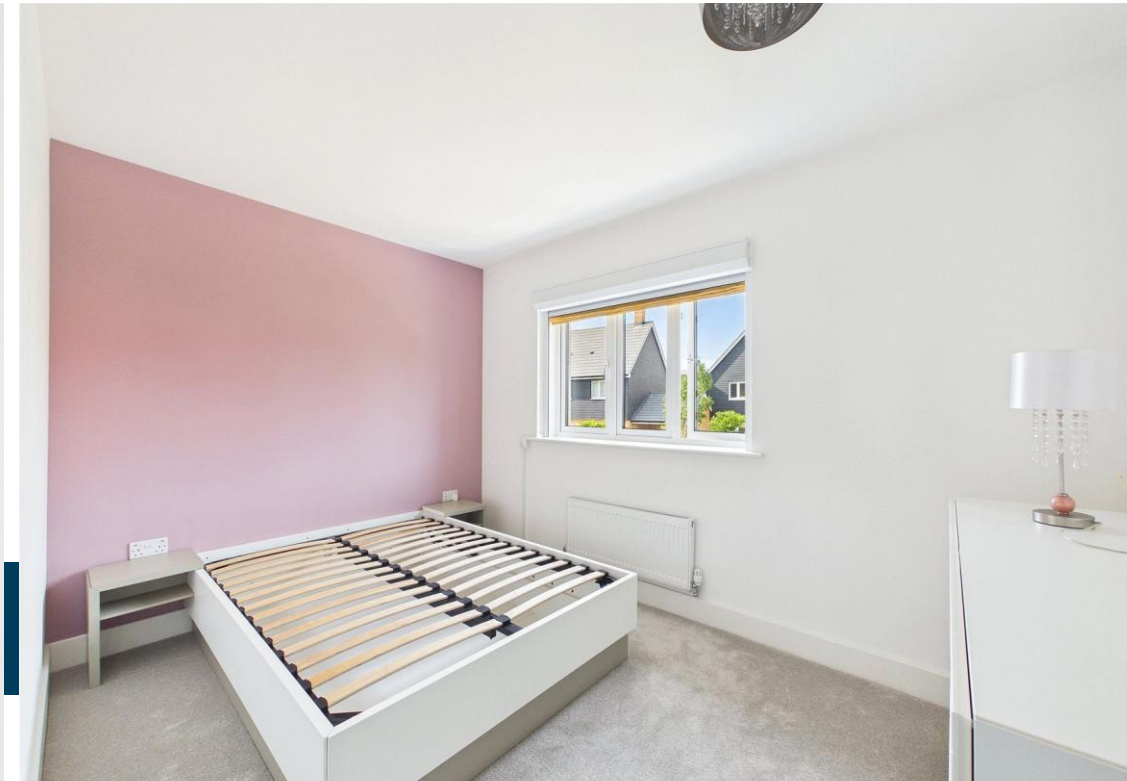










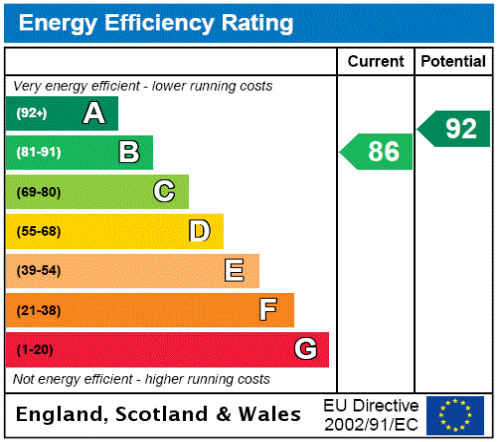




Lakeview Lane

Approximate Gross Internal Area Total
176.2 sq m / 1897 sq ft
(Excluding Car Port)







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