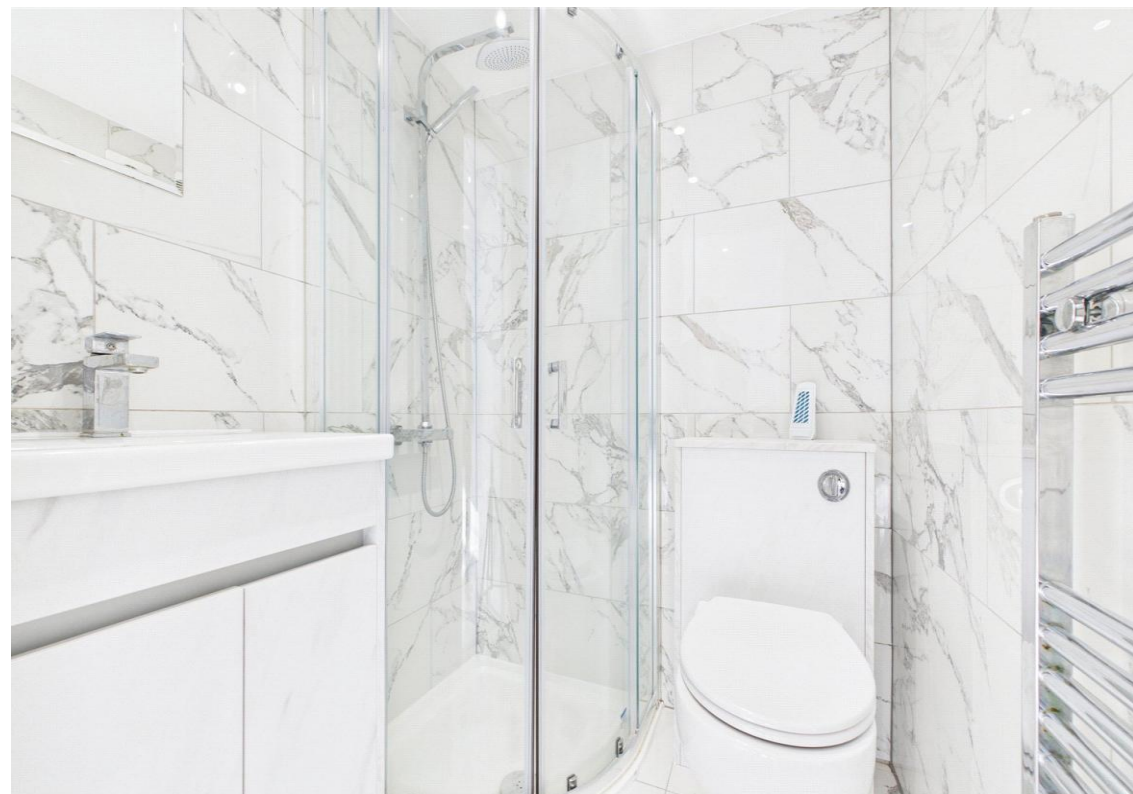




Hazel Road | Mytchett | Camberley | GU16 6BB





Hazel Road, Mytchett, Camberley, GU16 6BB

Set within a desirable residential road, this versatile five/six-bedroom family home, arranged over three floors is offered with no onward chain.

Designed to meet the needs of modern family living, this impressive home provides 1,337 sq ft of accommodation, with flexible room layouts—ideal for those needing additional bedrooms, home-office space, or multi-generational living.

Stepping inside, the spacious entrance hall leads to a bright and airy living room, measuring in excess of 23' perfect for family gatherings and entertaining, and overlooks the rear garden.

The modern kitchen is well-proportioned, fitted with a range of eye and base level storage, and ample workspace

A further reception room/bedroom provides flexible use—ideal as a guest room, or home office, boasting a three-piece shower room.

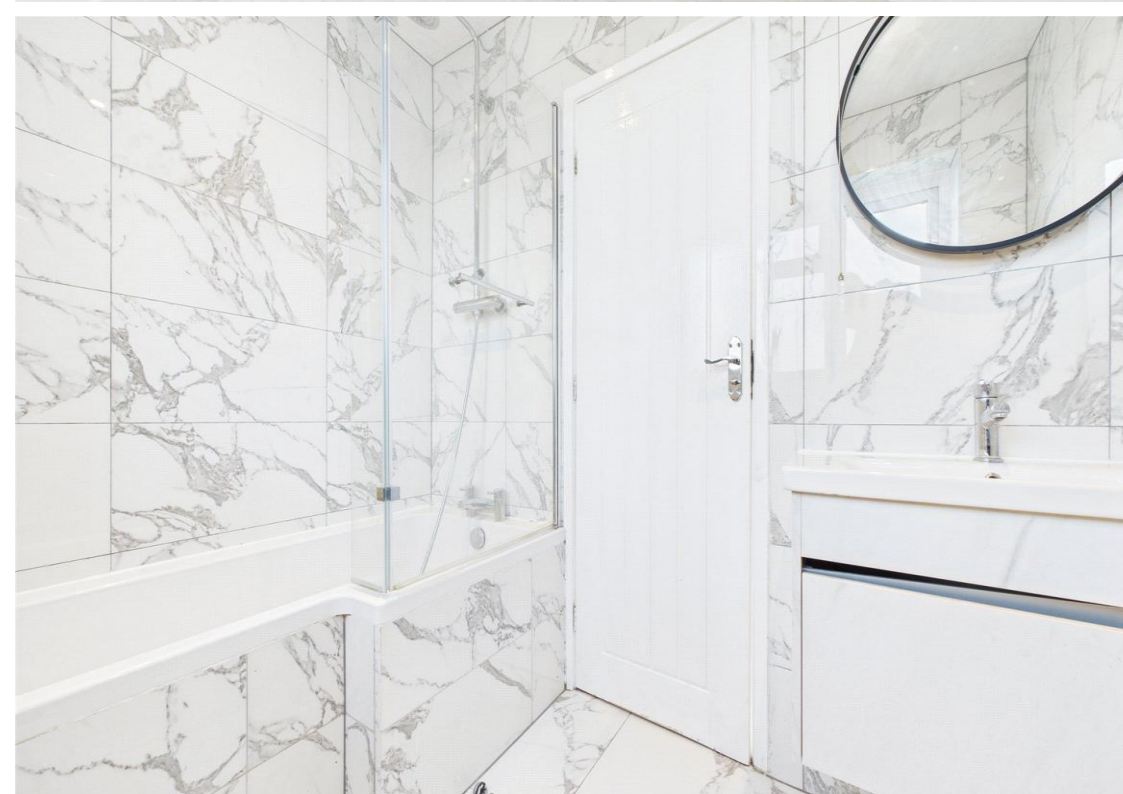
Heading upstairs, the first-floor hosts three well-balanced bedrooms, each generously sized and filled with natural light. A modern family bathroom serves this level.

The second floor provides an impressive primary bedroom suite, boasting a superb en-suite shower room. A further bedroom/study sits beside it—ideal as a nursery, or dressing room.

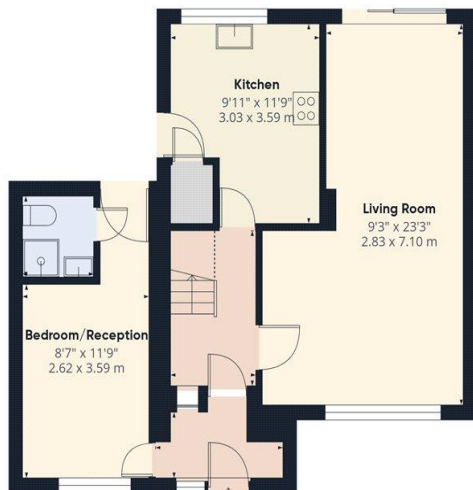
The rear garden is mainly laid to lawn, with a generous patio area. To the front, there is off-street parking for two/three vehicles.

The property is ideally located to be within walking distance to the local village shops, restaurants, Mytchett Lakes and Mytchett Primary school. The A331 is just a few minutes' drive away that gives easy access to the A31 and M3 and multiple mainline train stations are close by, making this an ideal property for buyers who need to commute either by train or road.

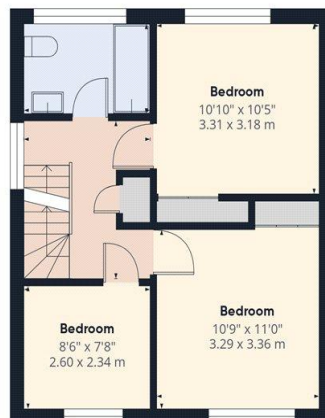








Ground



Floor 1



Floor 2



Approximate total area⁽¹⁾

1337 ft²
124.1 m²

Reduced headroom

54 ft²
5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





66 Park Street, Camberley, Surrey, GU15 3PT
01276581850 sales@seymours-camberley.co.uk
www.seymours-estates.co.uk

