



117 Mytchett Road, MYTCHETT, Surrey GU16 6ES

OFFERS IN EXCESS OF £600,000

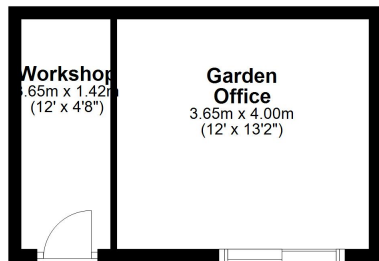
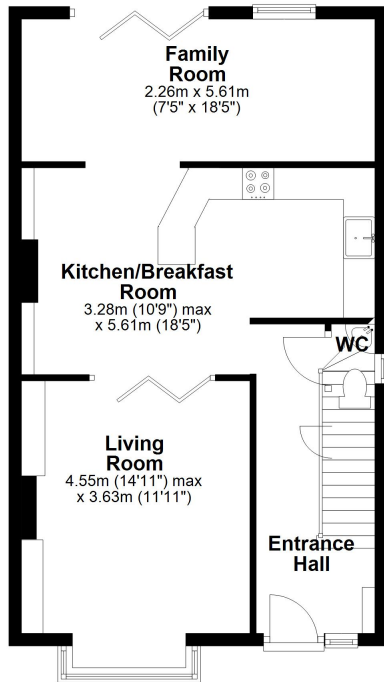
Jigsaw Estates are pleased to offer this immaculately presented detached home in the popular village of Mytchett. The property has three bedrooms and a stylish, refitted bathroom with underfloor heating and potential to extend into the loft (subject to planning permissions/building regulations). Downstairs the flooring has all been replaced and flows from the hallway to the refitted cloakroom, then into the front aspect living room which has a bay window fitted with plantation style shutters, cabinet lighting and bi-fold doors. These lead through to the dining area where there is a wood burner and opens to the recently re-fitted kitchen area with a host of built in appliances. Finally there is the opening into the family room which has bi-fold doors onto the garden, skylights, underfloor heating and a workstation area.

To the outside you will not be disappointed with the sheer size, but with the artificial lawn it is also very low maintenance. There is a lovely large patio area, outside lighting and irrigation system and at the bottom of the garden is a decked area. This is where the hot tub and the cabin are located. The cabin has underfloor heating, patio doors and is a great space to cater for home working or pleasure. There is also a shed section to the cabin. To the front is a freshly laid brick block driveway for several cars and



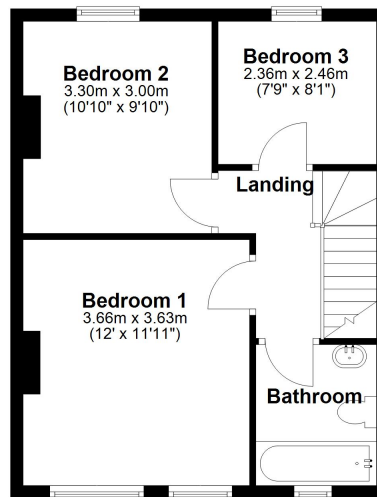
Ground Floor

Approx. 75.3 sq. metres (810.9 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



Total area: approx. 116.7 sq. metres (1255.7 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

- IMMACULATELY PRESENTED DETACHED HOME
- THREE BEDROOMS
- DETACHED GARDEN CABIN WITH UNDERFLOOR HEATING PLUS HOT TUB OUTSIDE
- DINING AREA WITH WOOD BURNER
- FAMILY ROOM WITH UNDERFLOOR HEATING, BI-FOLD DOORS AND SKYLIGHTS

- LARGE GARDEN WITH LIGHTING & IRRIGATION SYSTEM
- REFITTED BATHROOM
- LIVING ROOM WITH BAY WINDOW AND BI FOLD TIMBER DOORS
- REFITTED KITCHEN WITH RANGE OF BUILT IN APPLIANCES
- GARAGE/BIKE STORE & NEWLY LAID DRIVEWAY FOR NUMEROUS VEHICLES

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	66	87
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
