

123 Grayswood Drive, Mytchett,  
Camberley, Surrey. GU16 6AS.



**£370,000** Freehold



A three bedroom modern end of terrace property, benefitting from a ground floor extension, and being close to the Basingstoke Canal path offering picturesque walks. The accommodation on the ground floor comprises of a lounge and dining area, kitchen and cloakroom. On the first floor there are three bedrooms, two with built in wardrobes, and a bathroom. The property also has gas fired central heating by radiators and sealed unit double glazed windows. Outside there are front and rear gardens and a garage. The property is situated in this popular part of Mytchett, convenient for local shops, schools and mainline railway station at nearby Ash Vale.

No onward chain.

EPC: D Council Tax Band C: £1,985.65 per annum (2023/24)

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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>83</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>57</b>               |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

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.

## GROUND FLOOR

### Entrance Hall

Radiator, side aspect window, glazed door leading to:

### Lounge

12' 4" x 23' 0" (3.76m x 7.01m) narrowing to 7' 5". Feature exposed brick fireplace, sealed unit double glazed windows to the front, under stairs storage cupboard with a Potterton gas fired boiler for the central heating and domestic hot water. Archway to:

### Dining Area

7' 5" x 6' 5" (2.26m x 1.96m) Sealed unit double glazed window to the rear and glazed door leading to:

### Kitchen

7' 9" x 8' 5" (2.36m x 2.57m)

One and a half bowl single drainer sink unit, working surfaces, range of high and low level units, space and plumbing for washing machine and dishwasher, extractor hood, sealed unit double glazed window to the side, archway leading to a further area of the kitchen 6'5" x 4'2", stable style door leading to the rear garden, storage cupboard, door to:

### Cloakroom

White suite comprising of a low flush WC, wash hand basin, sealed unit double glazed frosted window to the side.

## FIRST FLOOR

### Landing

Access to loft via foldaway ladder, airing cupboard housing a lagged copper tank with slatted shelves over, sealed unit double glazed window to the side.

### Bedroom 1

9' 0" x 12' 6" (2.74m x 3.81m) narrowing to 8'9". Sealed unit double glazed window to front, walk-in wardrobe with hanging space and storage shelves.

### Bedroom 2

8' 5" x 9' 0" (2.57m x 2.74m)

Sealed unit double glazed window to the rear, built in wardrobe.

### Bedroom 3

6' 2" x 6' 8" (1.88m x 2.03m) Sealed unit double glazed window to the front, bulk head storage cupboard.

### Bathroom

White suite comprising of panelled bath, separate Triton shower unit with a fully tiled surround and glass screen, low flush WC, pedestal wash basin. Sealed unit double glazed frosted windows to the rear.

## OUTSIDE

### Garden

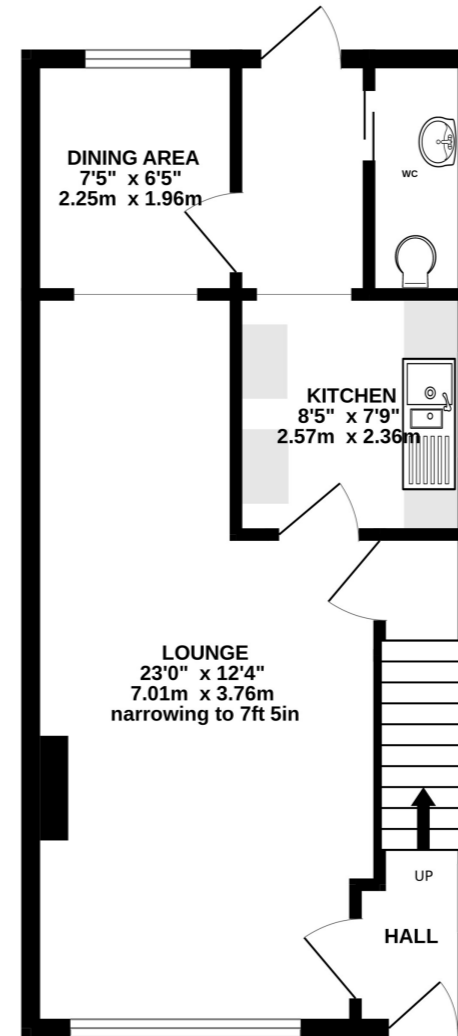
FRONT GARDEN: Mainly pebbled. Gated side access leading to the rear garden.

REAR GARDEN: With an area of lawn, raised border, side access.

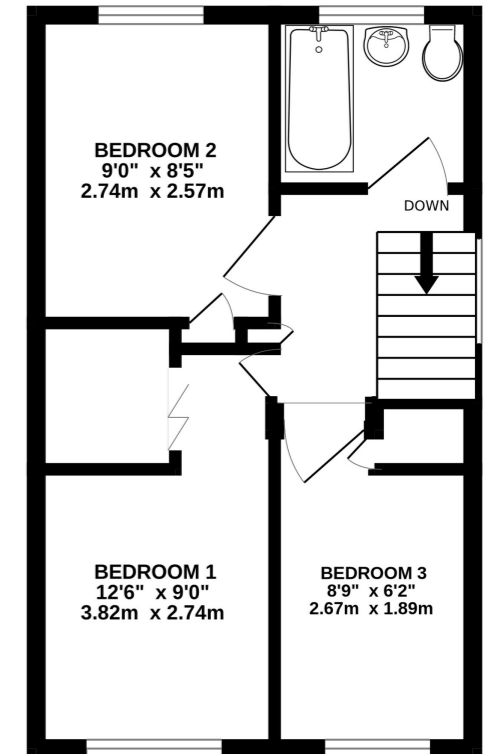
### Garage

Situated at the rear of the garden.

GROUND FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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