



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 sq.m.) approx.
Made with Metropix ©2026



89 Hamesmoor Road

Mytchett, Camberley, Surrey GU16 6JF

£575,000 Freehold

A three bedroom detached bungalow situated in a sought after non estate location offering easy access to Frimley Green Village and local amenities including Frimley Lodge Park and the Basingstoke Canal Centre. Accommodation comprises entrance hall, living/dining room, kitchen, three bedrooms, refitted bathroom, cloakroom. Externally the property boasts an 85ft by 50ft south/east facing mature rear garden and front garden with garage and block paved driveway parking for three/four vehicles. Features to note include no onward chain, refitted bathroom and cloakroom, replacement gas central heating boiler and scope for conversion/extension (stpp). Energy Efficiency Rating 'D'

GROUND FLOOR

COVERED ENTRANCE

Outside courtesy lighting.

ENTRANCE HALL

Front aspect upvc door with opaque double glazed panels, coir mat, radiator, doors to all rooms, laminate flooring, picture rails, wall mounted consumer unit, access to loft space via hinged hatch with fitted ladder, textured ceiling.

BEDROOM ONE

15' 5" x 12' 4" (4.70m x 3.76m) max into bay. Front aspect upvc double glazed bay window, radiator, smooth finish ceiling with coving.

BEDROOM TWO

13' 7" x 9' 11" (4.14m x 3.02m) Front and side aspect upvc double glazed windows, radiator, textured ceiling with coving.

BEDROOM THREE

9' 11" x 8' 6" (3.02m x 2.59m) Side aspect upvc double glazed window, radiator, textured ceiling.

REFITTED BATHROOM

Side aspect upvc opaque double glazed window, four piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap and storage cupboard below, panel enclosed bath with mixer tap and shower attachment, tiled shower cubicle. Heated chrome towel rail, wall mounted mirror with lighting, part tiled walls, smooth finish ceiling with extractor fan and inset lighting.

LIVING/DINING ROOM

17' 0" x 13' 7" (5.18m x 4.14m)max. Side aspect upvc double glazed window, rear aspect double glazed sliding patio doors to terrace, feature timber fire surround with electric flame effect insert. Cable point, two radiators, telephone point, space for dining table and chairs, laminate flooring, picture rails, textured ceiling.

KITCHEN

10' 0" x 9' 6" (3.05m x 2.90m) Side aspect upvc double glazed window, matching range of eye and base level units incorporating square edged work surfaces with inset one and a quarter bowl sink unit with mixer tap. Built in four ring gas hob with extractor hood above and electric fan assisted oven below, plumbing and space for dishwasher, larder recess with side aspect upvc double glazed window and shelving, space suitable for fridge/freezer, radiator, part tiled walls, door to rear lobby, laminate flooring, textured ceiling with coving.

REAR LOBBY

Rear aspect double glazed door to garden, radiator, quarry tiled floor, doors to utility cupboard with plumbing and space for washing machine and tumble dryer, door to cupboard housing replacement gas central heating boiler and hot water cylinder, door to cloakroom.

CLOAKROOM

Rear aspect upvc opaque double glazed window, two piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap and storage cupboard below. Heated chrome towel rail, part tiled walls, smooth finish ceiling.

REAR GARDEN

Paved terrace with space suitable for outdoor table and chairs leading to mainly laid to lawn mature garden with well stocked flower and shrub borders, pathway leading to greenhouse to rear, fully enclosed via wood panel fencing with pedestrian gate to front, outside tap and power points. The garden enjoys a south/easterly aspect and measures approximately 85ft by 50ft.

GARAGE

17' 11" x 8' 11" (5.46m x 2.72m) Front aspect upand over door, side aspect window, rear aspect upvc double glazed window, door to garden, power and light.

AGENTS NOTE

Whilst these particulars have been prepared in good faith you should be advised that they in no way form any part of a contract be it verbal or written. Billingham Martin have not tested any appliances or services. All the information included is purely for guidance purposes only. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

