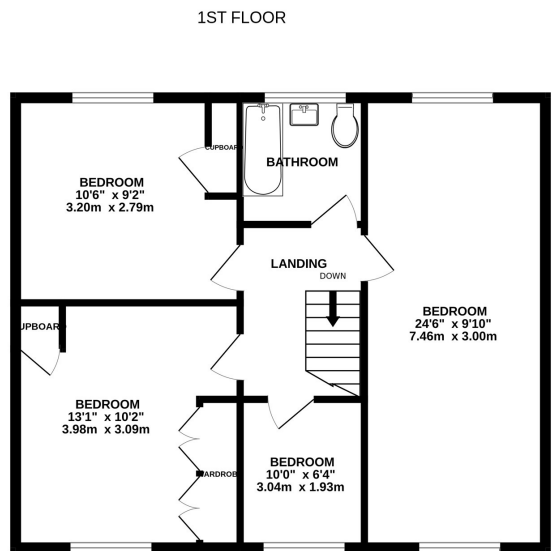
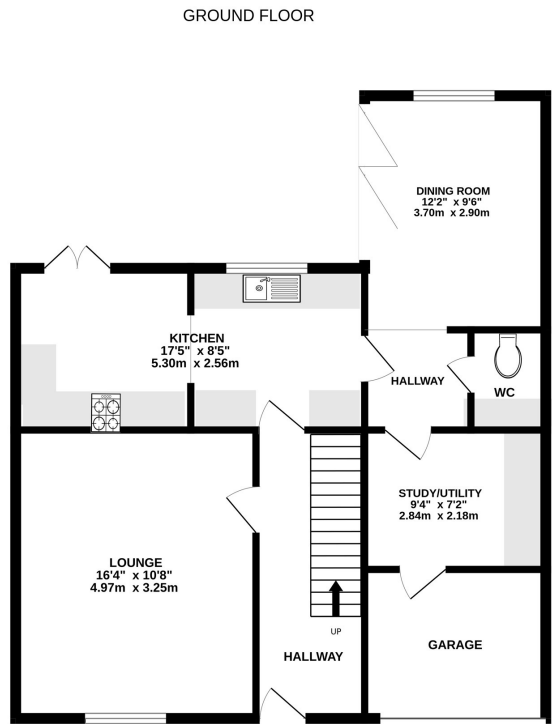


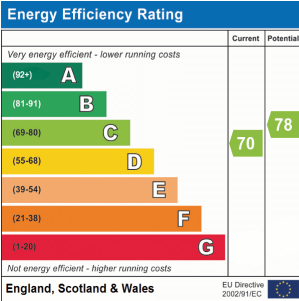
42 Ambleside Close Mytchett, Camberley. GU16 6DG



£575,000 Freehold



- Four bedroom semi detached home
- Mainline railway station at Ash Vale (20 mins walk)
- 17ft dining room with bifold doors
- 24ft bedroom
- Landscaped rear garden
- Walking distance to Frimley Lodge Park & the Canal Centre
- 16ft living room & 17ft kitchen
- Study/Utility Room
- Downstairs cloakroom
- Off road parking for two vehicles



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.



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The Property

An extremely well presented four-bedroom semi-detached family home offering versatile and flexible accommodation, located in a quiet and desirable cul-de-sac. The property has been the subject of internal improvements over the years and boasts generous living accommodation arranged over two floors comprising entrance hall, 16'4ft living room, 17'5ft kitchen with French doors to patio area and rear garden, rear lobby with cloakroom, utility/study and 12ft dining room with bi-fold doors to patio and rear garden. The first floor offers a 13ft master bedroom with cupboard and built in wardrobes, 24'6ft guest bedroom reaching from front to back of the property with sky lights, two further bedrooms and a family bathroom.

Outside, a patio overlooks the rear garden with a lawned area and a variety of flower and shrub borders, all enclosed by wooden panel fencing. The front driveway provides off road parking for two vehicles and a garage that cannot be used for a car as half of the garage has been used for internal accommodation.

EPC Rating: C Council Tax Band E: £2,990.97 p.a. (2025/26)

Location:

Mytchett is a small suburban village in Surrey, located approximately 35 miles south west of London. The village has excellent transport links to London and the south. Rail services from nearby Ash Vale station (approx. 20 minute walk away) take approx. 45-50 minutes to London Waterloo. There are also direct trains from nearby Farnborough Main station. Road links are also excellent with Junction 4 of the M3 motorway being approx. 3 miles distant.

Excellent shopping facilities are available at nearby Camberley, Farnborough and Aldershot and the area offers a variety of well-respected schools.

Recreational facilities include Frimley Lodge Park and the Basingstoke Canal Visitor Centre which are both within walking distance. At Frimley Lodge Park one can enjoy large green space and woodland, picnic areas, playgrounds, a miniature railway, sports pitches and a pitch and putt course. The Canal Centre has a tearoom, picnic area, children's play area, gift shop and provides the perfect place to explore the canal or simply relax and watch the boats pass by. Public boat trips are available throughout the summer.