



THE SYCAMORES, GU17

KIER CHARLES
SURREY • BERKSHIRE • HANTS

THE SYCAMORES, GU17

VIEW WITH KIER CHARLES HAMPSHIRE.

An extended family home offering a wealth of space over two floors.

Positioned on a corner plot in a quiet cul de sac and backing onto fields.

This home offers flexibly and enjoys a spacious living room with vaulted ceiling, 18ft dining room, family room, study/bed five, kitchen, conservatory, wc, shower & utility to the ground floor.

To the first floor there is four double bedrooms, large family bathroom and an additional wc in one of the bedrooms.

There are two garden areas, one behind the garage with decking and vegetable garden, rear garden which is laid to lawn and receives excellent privacy and a detached summer house/sauna.

To the front there is a double garage, driveway and further garden area.

To fully appreciate the space, location and flexibly this home offers a personal tour with Kier Charles is highly recommended.

- **FOUR/FIVE BEDROOMS**
- **FOUR RECEPTION ROOMS**
- **TWO BATHROOMS**
- **CORNER PLOT X2 GARDEN AREAS**
- **SOUGHT AFTER CUL DE SAC**
- **DOUBLE DETACHED GARAGE**
- **EXCELLENT SCHOOL CATCHMENT**
- **VENDOR SUITED**

PROPERTY INFORMATION

Postcode | **GU17 0EE**
Tenure | **Freehold**
Price | **O.I.E.O £600,000**
Viewing | **By appointment with Kier Charles**

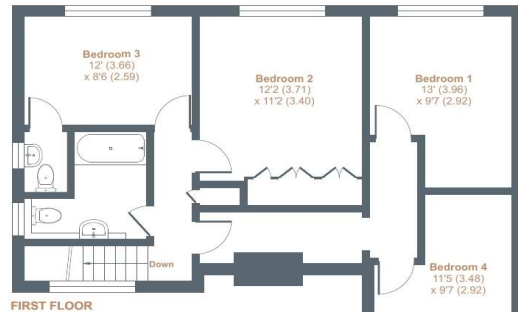




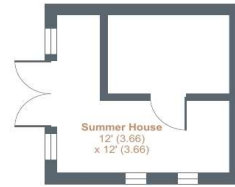
The Sycamores, Blackwater, Camberley, GU17

Approximate Area = 1774 sq ft / 164.8 sq m
 Outbuilding = 144 sq ft / 13.3 sq m
 Garage = 306 sq ft / 28.4 sq m
 Total = 2224 sq ft / 206.5 sq m

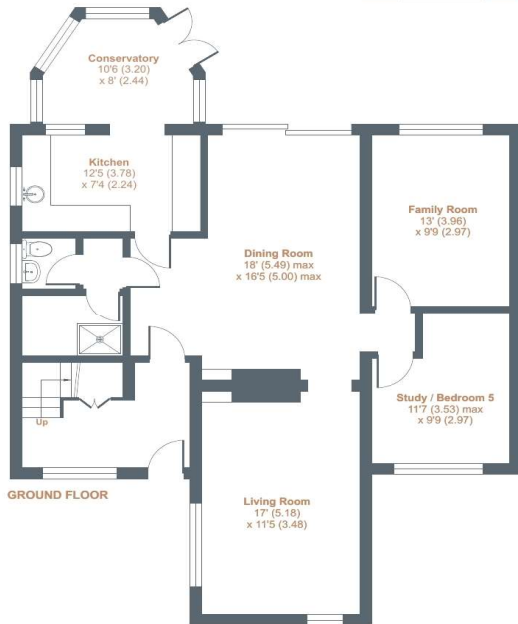
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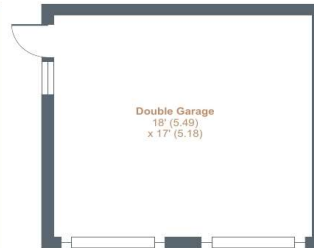
FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Double Garage
18' (5.49)
x 17' (5.18)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Kier Charles Property Services Limited. REF: 1031715

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PROPERTY SERVICES

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