



BRINNS LANE, GU17

KIER CHARLES

SURREY • BERKSHIRE • HANTS

BRINNS LANE, GU17

VIEW WITH KIER CHARLES SURREY.

A charming character home having been sympathetically extended creating a stylish open plan layout ideal for modern day living.

The ground floor has a welcoming entrance hall/reception area, leading through to a separate living, re-fitted kitchen opening onto a dining room, family room, conservatory and downstairs w.c.

On the first floor there is two double bedrooms with the master benefitting from built in storage, a further bedroom and a re-fitted family bathroom. To the second floor there is a fourth bedroom and eaves storage.

To the front of the property you have a driveway, side access leading to the private rear garden and the workshop.

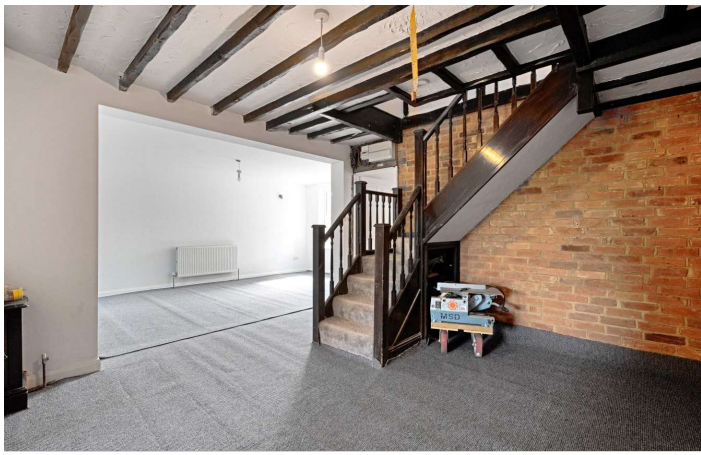
To fully appreciate the character and quiet location a personal tour with Kier Charles would be highly recommended.



- **NO ONWARD CHAIN**
- **VERSTAILE LIVING ACCOMODATON**
- **CHARACTER PROPERTY**
- **FOUR BEDROOMS**
- **FOUR RECEPTION ROOMS**
- **DRIVEWAY PARKING**
- **OUTBUILDING/WORKSHOP**

PROPERTY INFORMATION

Postcode	GU17 0BT
Tenure	Freehold approximately 0years
Price	£450,000
Viewing	By appointment with Kier Charles



Brinns Lane, Blackwater, Camberley, GU17

Denotes restricted head height

Approximate Area = 1572 sq ft / 146 sq m
 Limited Use Area(s) = 93 sq ft / 8.6 sq m
 Outbuildings = 189 sq ft / 17.6 sq m
 Total = 1854 sq ft / 172.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Kier Charles Property Services Limited. REF: 1025261



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