

### **ROBIN LANE. GU47**

Positioned towards the end of Robin Lane is well located for easy reach to Eagle House private school, Uplands primary school and Wellington College. It is also a short walk into the village and train station.

This detached family home offers a wealth of space over two floors requiring some modernisation and potential to extend STPP.

There are three reception rooms, 22 kitchen/breakfast room conservatory and wc to the ground floor.

The first floor offers a spacious master bedroom and ensuite, three further bedrooms and family bathroom.

Externally, the private rear garden provides a high degree of seclusion, which is mainly laid to lawn with a mature border of trees and shrubs. With the gardens western position, it receives good natural lighting throughout the afternoon and into the evening.

There is also a large patio area which can be easily accessed from the living areas. To the front there is ample driveway parking leading to the garage and it's well screened from the road with carefully planted trees and shrubs.

To fully appreciate the space, location and potential is highly recommended.

- FOUR BEDROOMS
- TWO BATHROOMS
- THREE RECEPTION ROOMS
- EXCELLENT POTENTAIL STPP
- SOUGHT AFTER LOCATION
- NO CHAIN COMPLICATIONS
- CONSERVATORY
- SPACIOUS REAR GARDEN

#### PROPERTY INFORMATION

Postcode | GU47 9AU
Tenure | Freehold
Price | £750,000

Viewing | By appointment with Kier Charles

















## Robin Lane, GU47



Approximate Area = 1773 sq ft / 164.7 sq m Garage = 210 sq ft / 19.5 sq m Total = 1983 sq ft / 184.2 sq m

For identification only - Not to scale







Floor plan produced in accordance with RtCS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Kier Charles Property Services Limited. EEF: 1073337

#### **CONTACT INFORMATION:**

Surrey: 01276 949789 Berkshire: 01344 513789 Hampshire: 01252 213789

info@kiercharles.co.uk

# KIER CHARLES

**SURREY • BERKSHIRE • HANTS** 

Kier Charles Limited give notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract: ii) this is protected by the laws of copyright. The owner of the copyright is Kier Charles Limited: This property sheet forms part of our database, and is protected by the database rights and copyrights laws. No unauthorised copying or distribution without permission; iii) the particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of face; v) nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order; vi) all measurements are approximate. Registered office Stanhope Gate, Surrey GU15 3DW Reg number 12626727