



ROBIN LANE, GU47

**KIER CHARLES**

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## 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 POTENTIAL 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 |





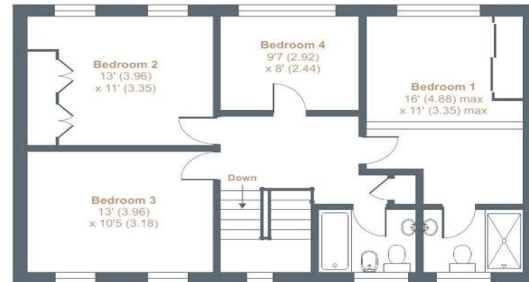
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Approximate Area = 1773 sq ft / 164.7 sq m

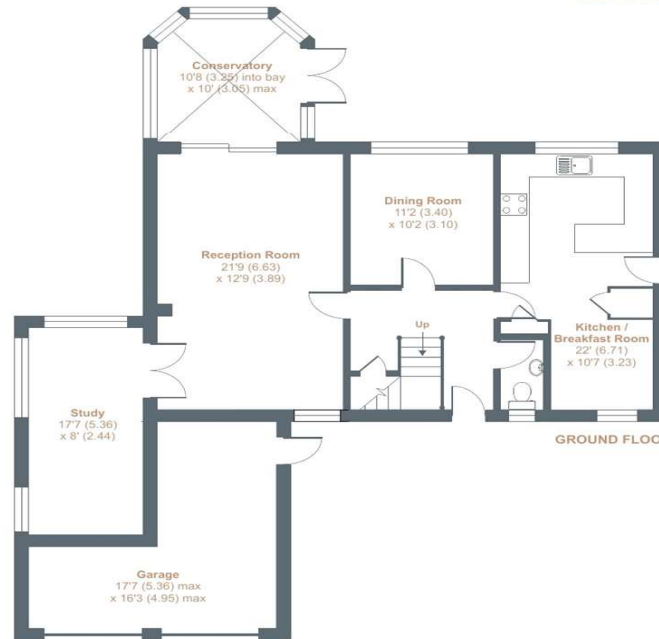
Garage = 210 sq ft / 19.5 sq m

Total = 1983 sq ft / 184.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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

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