

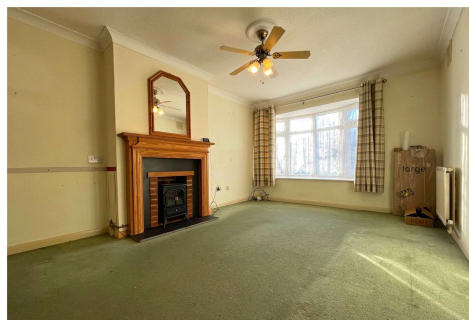
## Three Bedroom Semi-Detached House

### Grayswood Drive, Mytchett, Surrey, GU16 6AR

Offers in excess of: £400,000

- Three Bedrooms
- Semi Detached Family Home
- No Onward Chain
- Driveway and Garage
- Sought After Location
- Backing onto Basingstoke Canal
- East Facing Rear Garden
- EPC: D (67)





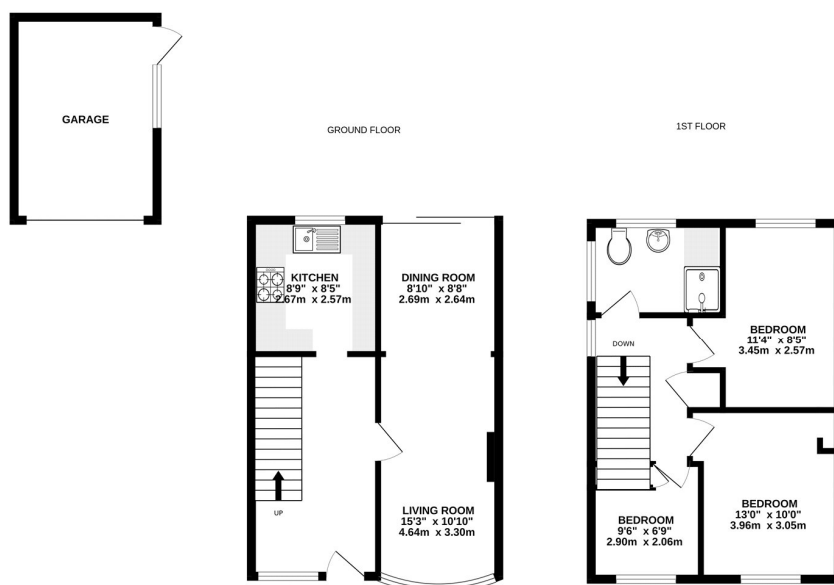
## Description

Being sold with no onward chain is this superb three bedroom semi-detached family home, situated in an extremely sought after cul-de-sac in the heart of Mytchett - backing directly onto Basingstoke Canal. Boasting ample living space, comprising of a welcoming entrance hall and a spacious living/dining room, with a feature fireplace. There is a smart refitted kitchen next to the dining room which could be knocked through to provide a kitchen/diner subject to the usual consents. Upstairs are three good sized bedrooms, and a modern bathroom. The garage is located to the side of the house and there is the potential to extend and improve, subject to planning permission. This superb location is a short walk away from the very popular Mytchett Primary school - with Ash Vale mainline train station also being close by. Call us today to come and take a look.

## Outside

To the front is a garden space, which is divided into a smart block paved driveway and a section of well kept lawn. To the rear, the garage is located on the side of the house next to the garden. There are gates which lead into the rear and a generous patio area, which is accessed from the back of the house and offers a great spot for outside entertaining. The garden faces east and enjoys lovely direct sunshine. At the bottom of the garden is the towpath for the beautiful Basingstoke canal.

## Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**TO ARRANGE A VIEWING PLEASE CONTACT:**  
Tel: **01252 361550** or Email: **info@bridges.co.uk**



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