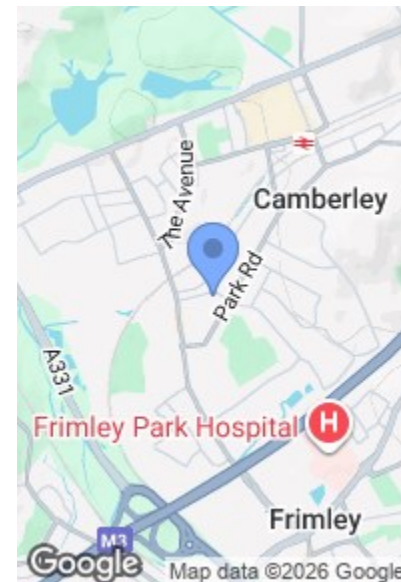
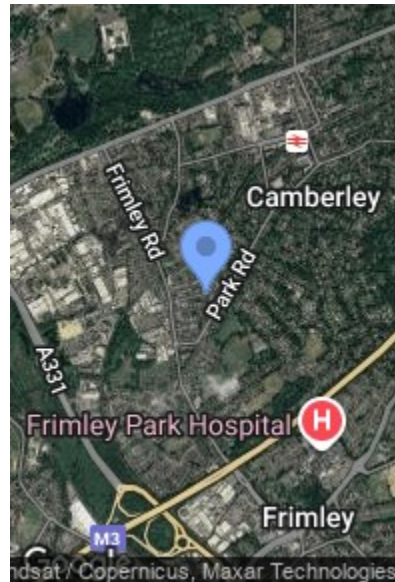
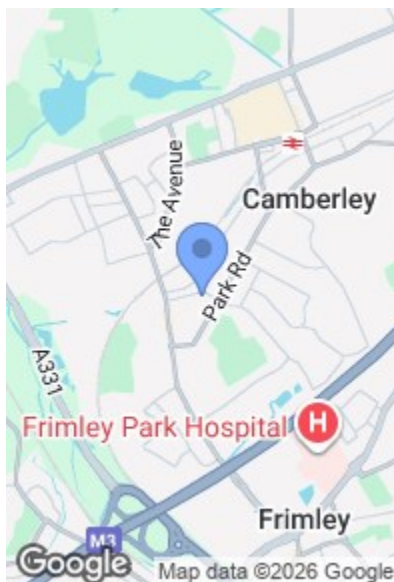




ROAD MAP

HYBRID MAP

TERRAIN MAP



WATCHETTS ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £425,000

Camberley 01276 539111  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (92 plus)                                 |         |           |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 59      | 81        |
| EU Directive 2002/91/EC                     |         |           |







## MAIN FEATURES

- Character Semi Detached Home
- Three Good-Sized Bedrooms
- Open Plan Living/Dining Room
- Close To A Wide Range Of Amenities
- Southerly Facing Sizeable Garden With Summer House

- Beautifully Presented
- Modern Kitchen With Separate Utility
- Good Transport Links
- Feature Wooden Beams

## FULL DETAILS

### Living/Dining Room

Bay window, feature fireplace (capped off), storage cupboards, understairs storage, LVT flooring and stairs leading to the first floor. Doors leading to the rear garden.

### Kitchen

Range of base and eye level units, sink, cooker, extractor fan, fridge/freezer, washing machine, dishwasher, partly tiled walls and linoleum flooring.

### Utility Room

Pantry and space for; tumble dryer. Linoleum flooring and stable door leading to the garden.

### Bathroom

Bath with shower, wash hand basin with storage below, low level WC, heated towel rail, wall panels and linoleum flooring.

### First Floor Landing

Carpet flooring and access to the partially boarded loft with ladder.

### Bedroom One

Front aspect, wardrobes, chest of drawers and carpet flooring.

### Bedroom Two

Rear aspect and carpet flooring.

### Bedroom Three

Rear aspect, carpet flooring and cupboard housing the boiler and water cylinder.

### WC

Wash hand basin and low level WC.

### To The Front

Area laid to crazy paving and gate leading to the rear of the property.

### To The Rear

Sizeable garden which is mainly laid to lawn with area laid to crazy paving and decking area. Access to the summer house with power.

### Council Tax

Band C.

## FLOORPLAN



## WATCHETTS ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - Knights are excited to market for sale this beautifully presented semi detached character property, ideally situated close to local schools, Frimley Park Hospital, Frimley Road shops and Camberley town centre. The ground floor comprising; open plan living/dining room, kitchen, utility room and bathroom. There are three bedrooms to the first floor and a WC to complete the property. A standout feature to mention is the rear garden with a summer house, approximately 140ft in size. The current owner has undergone many improvements since owning it, more recently replacing the carpets and flooring in 2023 along with the boiler. A viewing is highly recommended to really appreciate everything that this property has to offer.