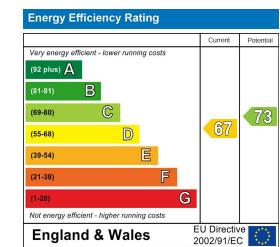


## WOODLANDS ROAD, CAMBERLEY GU15 OFFERS IN EXCESS OF £725,000



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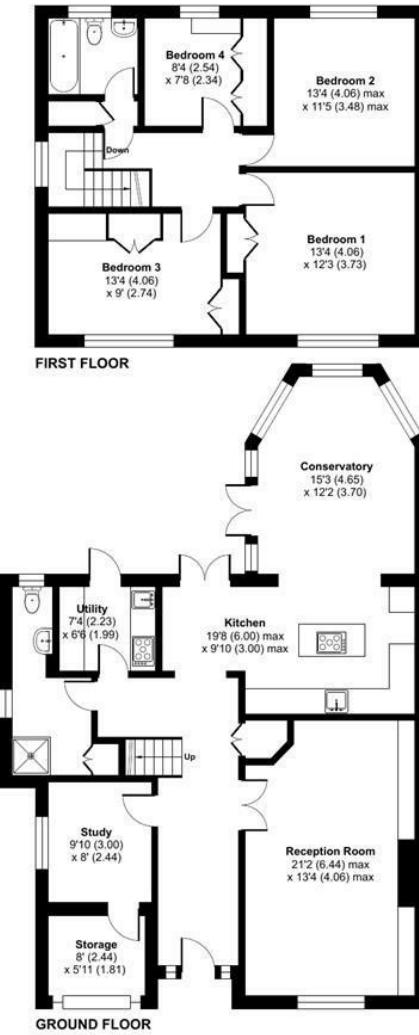


## FLOORPLAN



### Woodlands Road, Camberley, GU15

Approximate Area = 1731 sq ft / 160.8 sq m  
Garage = 47 sq ft / 4.3 sq m  
Total = 1778 sq ft / 165.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. KNIGHTS PROPERTY SERVICES

## WOODLANDS ROAD, CAMBERLEY GU15

**KNIGHTS PROPERTY SERVICES** **\*\*NO ONWARD CHAIN\*\*** For sale is this four bedroom property, ideally situated close to Camberley town centre and Frimley Road, with its vast variety of local amenities. This well presented family home is being sold with no onward chain. The current owners have made lots of improvements to the home, such as installing a new high-end kitchen with premium worktops, a new utility room, underfloor heating to most of the ground floor, extended the ground floor shower room to include a walk-in shower, new boiler approx. one year ago and more.

The ground floor features an open plan kitchen leading through to the conservatory, which is a real focal point of the property, along with a utility, study, shower room and large reception room. To complete the property internally there are four bedrooms and a bathroom to the first floor. The home further boasts ample driveway parking with access to storage and a very spacious rear garden.

## MAIN FEATURES

- Detached Property
- Four Bedrooms
- New Boiler (One Year Ago Approx.)
- Ample Driveway Parking
- High-End Kitchen With Premium Worktops
- No Onward Chain
- Well Presented
- Spacious Rear Garden
- Versatile Living
- Undergone Lots Of Improvements

## FULL DETAILS

### Entrance Hallway

Enter via new door into large entrance hallway, storage cupboard and stairs leading to the first floor. Tiled flooring with underfloor heating.

### Study

Laminate flooring.

### Reception Room

Front aspect, bespoke shelving, electric fireplace and tiled flooring with underfloor heating.

### Kitchen

Range of base and eye level units, granite worktops, sink, oven/grill and central island with gas hob. Dishwasher and space for; fridge/freezer. Tiled flooring with underfloor heating and doors leading to the garden. Leading through to the;

### Conservatory

Tiled flooring with underfloor heating. Doors leading to the garden.

### Utility

Units, granite worktop and space for; washing machine and tumble dryer. Sink, gas hob and tiled flooring with underfloor heating.

### Shower Room

Shower cubicle, low level WC, wash hand basin, demister mirror, storage, underfloor heating and porcelanosa tiles.

### First Floor Landing

Carpet flooring.

### Bedroom One

Front aspect, wardrobe and carpet flooring.

### Bedroom Two

Rear aspect and carpet flooring.

### Bedroom Three

Front aspect and laminate flooring. Bespoke fitted furniture, including integrated cabinetry and a built-in study desk.

### Bedroom Four

Rear aspect and bespoke wardrobe with desk. Carpet flooring.

### Bathroom

Rear aspect, wash hand basin, low level WC, bath with shower attachment and tiled walls.

### To The Rear

Spacious garden which is mainly laid to lawn with patio area. Side access to the front of the property.

### To The Front

Ample driveway parking and access to storage.

### Council Tax

Band F.