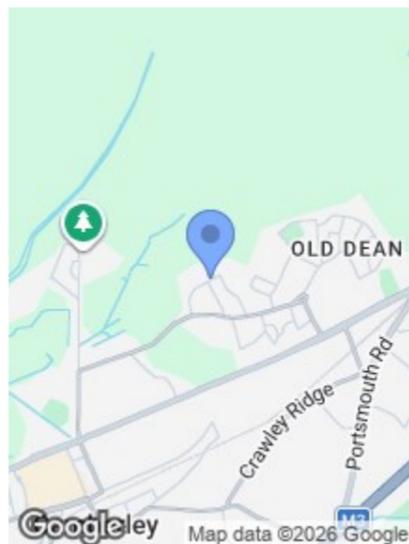
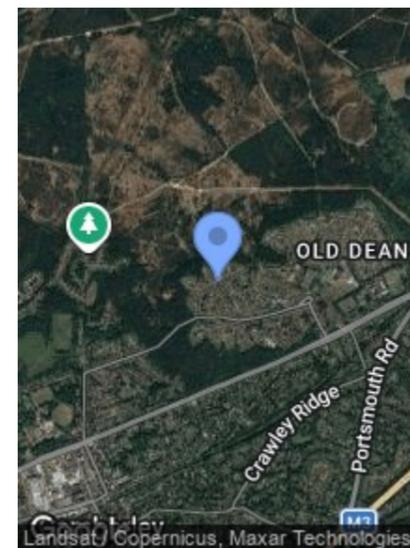




ROAD MAP



HYBRID MAP



SADDLEBACK ROAD, CAMBERLEY GU15
OFFERS IN EXCESS OF £375,000

Camberley 01276 539111
Email: enquiries@knightsproperty.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38	23	
G	1-20		48
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





FLOORPLAN

MAIN FEATURES

- Semi Detached House
- No Onward Chain
- Three Good-Sized Bedrooms
- Driveway Parking
- Spacious Plot Size
- Sizeable Rear Garden
- Two Reception Rooms
- Great Potential
- Close To Local Schools & Amenities
- Good Transport Links

FULL DETAILS

Porch

Enter via front door with door leading through to;

Living Room

Bay window, electric fireplace, carpet flooring, storage cupboard and stairs leading to the first floor.

Kitchen

Storage cupboard, sink, partly tiled walls and vinyl flooring.

Dining Room

Carpet flooring and sliding door leading to the large rear garden.

Workshop/Storage Room

First Floor Landing

Airing cupboard and carpet flooring. Access to the loft.

Bedroom One

Front aspect, wardrobe and carpet flooring.

Bedroom Two

Rear access, carpet flooring and access to the airing cupboard.

Bedroom Three

Front aspect, storage and carpet flooring.

Bathroom

Bath, low level WC, wash hand basin, tiled walls and carpet flooring.

To The Front & Side

Lawned area and driveway parking for multiple cars (block paved). Access to the rear garden.

To The Rear

Block paving continues to the end of the rear garden. Mainly laid to lawn with a pergola and concrete and patio areas.

Council Tax

Band D.

GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



KNIGHTS
PROPERTY SERVICES

TOTAL FLOOR AREA - 911 sq.ft. (84.6 sq.m.) approx.
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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SADDLEBACK ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **NO ONWARD CHAIN** New to the market for sale with no onward chain and in need of modernisation with great potential, is this semi detached property situated on a large plot with a substantially sized garden and driveway parking. The home is within walking distance of local schools and local amenities, as well as being ideally situated close to Camberley town centre and great transport links. The versatile ground floor comprising; living room, dining room, kitchen and workshop/storage room. To complete the property internally there are three good-sized bedrooms to the first floor and a bathroom.