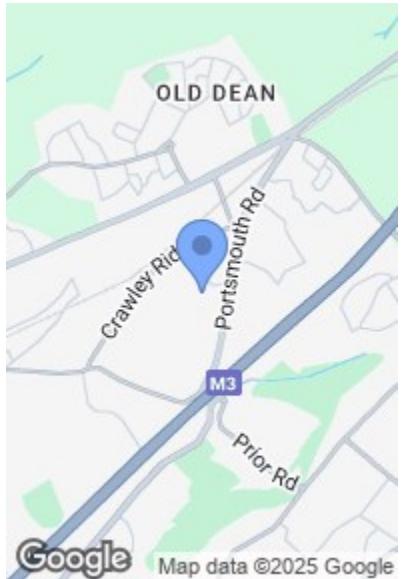


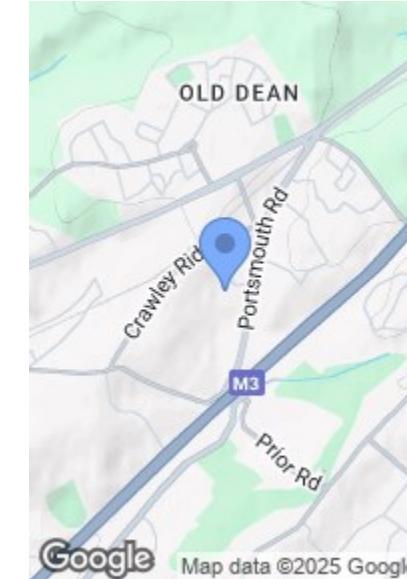
ROAD MAP



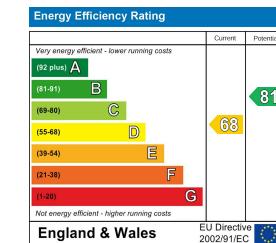
HYBRID MAP



TERRAIN MAP



**ELSEWOOD CRESCENT, CAMBERLEY GU15**  
PRICE GUIDE £1,000,000



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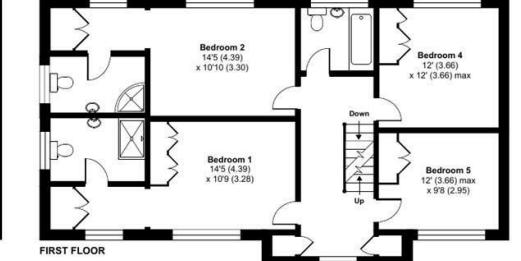
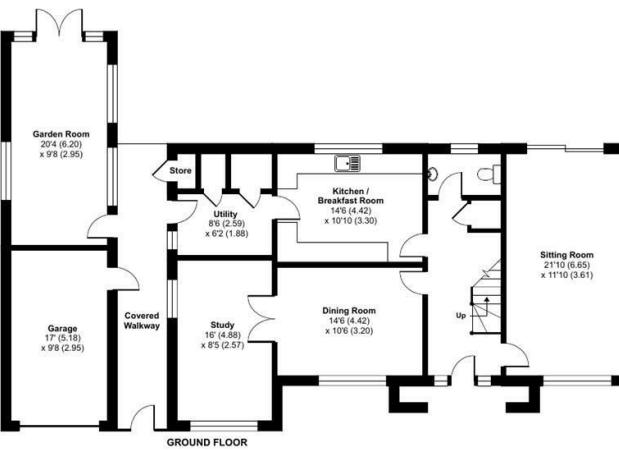
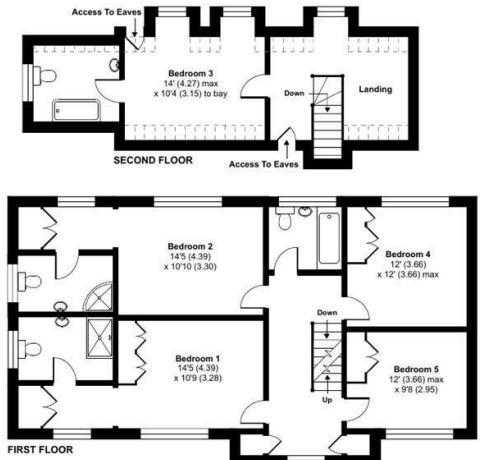


## FLOORPLAN



### Elsenwood Crescent, Camberley, GU15

Approximate Area = 2380 sq ft / 221.1 sq m (excludes store)  
 Limited Use Area(s) = 64 sq ft / 5.9 sq m  
 Garage = 164 sq ft / 15.2 sq m  
 Outbuilding = 197 sq ft / 18.3 sq m  
 Total = 2805 sq ft / 260.5 sq m  
For identification only - Not to scale



  Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ritchecom 2023. Produced for Knights Property Services. REF: 1053462 

## ELSEWOOD CRESCENT, CAMBERLEY GU15

**KNIGHTS PROPERTY SERVICES** **\*\*NO ONWARD CHAIN\*\*** New to the market for sale is this five bedroom detached home, presented with no onward chain complications. The property, which is situated on a large plot, is close to Camberley town centre and great commuter links as well as local schools such as Crawley Ridge Infant and Junior school. The spacious ground floor boasts a sitting room, dining room, study, WC and kitchen/breakfast room with separate utility. Across the first and second floors there is a bathroom and five double bedrooms with three en suites. Great features to note include a garage and large southerly facing rear garden with access to a garden room. Another appealing feature of this property is the large 'in & out' driveway. A viewing is highly recommended.

## MAIN FEATURES

- Large Detached Home
- Five Double Bedrooms
- 'In & Out' Driveway
- Close To Local Schools
- Bathroom & Three En Suites
- Large Southerly Facing Rear Garden
- Great Transport Links
- Garage & Garden Room

## FULL DETAILS

**Entrance Hallway**  
Enter via front door, stairs leading to all floors and carpet flooring.

**Sitting Room**  
21'10 x 11'10 (6.65m x 3.61m)  
Carpet flooring and sliding door leading to the rear garden.

**WC**  
Wash hand basin and low level WC.

**Dining Room**  
14'6 x 10'6 (4.42m x 3.20m)  
Front aspect, carpet flooring and doors leading through to;

**Study**  
16'0 x 8'5 (4.88m x 2.57m)  
Dual aspect and carpet flooring.

**Kitchen/Breakfast Room**  
14'6 x 10'10 (4.42m x 3.30m)  
Range of base and eye level units, granite work surfaces, sink, Rangemaster cooker, extractor hood, fridge and space for dishwasher. Tiled flooring.

**Utility**  
8'6 x 6'2 (2.59m x 1.88m)  
Storage cupboards and tiled flooring.

**First Floor Landing**  
Cupboards and carpet flooring.

**Bedroom One**  
14'5 x 10'9 (4.39m x 3.28m)  
Front aspect double bedroom, wardrobes, carpet flooring and door leading through to;

**En Suite**  
Wash hand basin with storage, shower cubicle, low level WC, heated towel rail, tiled flooring and tiled walls.

**Bedroom Two**  
14'5 x 10'10 (4.39m x 3.30m)  
Rear aspect double bedroom, wardrobe and carpet flooring. Door leading through to;

**En Suite**  
Wash hand basin, low level WC, shower cubicle, tiled flooring and tiled walls.

**Bedroom Four**  
12'0 x 12'0 (3.66m x 3.66m)  
Rear aspect double bedroom and wardrobe.

**Bedroom Five**  
12'0 x 9'8 (3.66m x 2.95m)  
Front aspect double bedroom and wardrobe.

**Bathroom**  
Bath, wash hand basin with storage and low level WC.

**Second Floor Landing**  
Carpet flooring.

**Bedroom Three**  
14'0 x 10'4 (4.27m x 3.15m)  
Double bedroom and carpet flooring. Door leading through to;

**En Suite**  
Bath, low level WC, wash hand basin with storage and tiled flooring.

**To The Front**  
Large 'in & out' driveway, lawned area, access to the garage and access to the rear garden.

**To The Rear**  
Mainly laid to lawn, patio area and a range of mature trees and shrubs. Access to the;

**Garden Room**  
20'4 x 9'8 (6.20m x 2.95m)

**Garage**  
17'0 x 9'8 (5.18m x 2.95m)  
Up and over door.

**Council Tax**  
Band G.