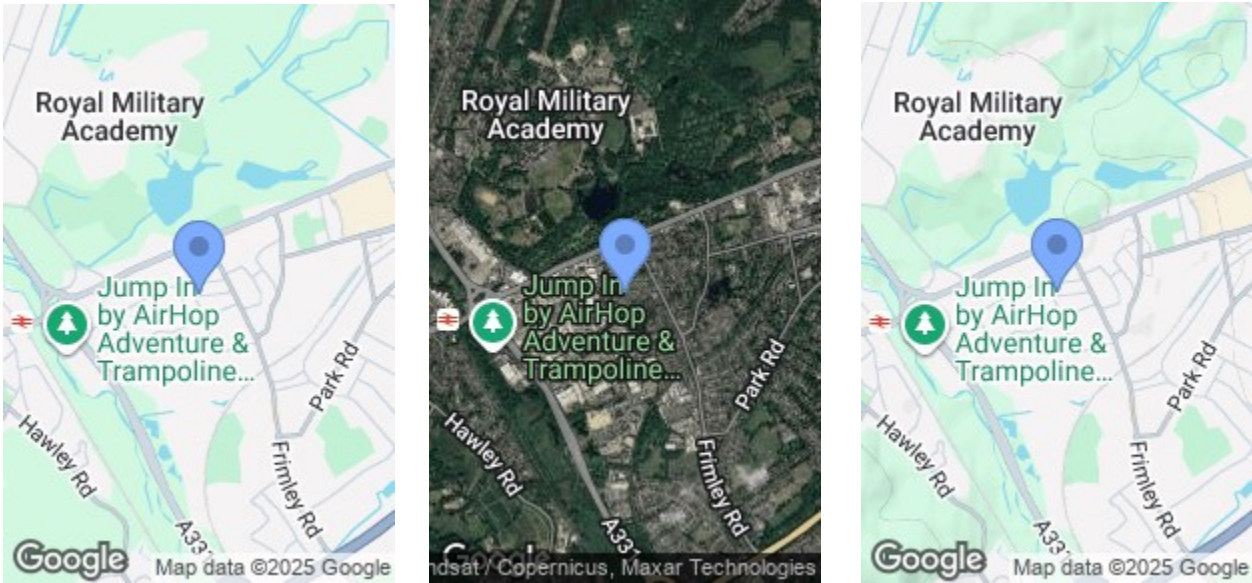


ROAD MAP

HYBRID MAP

TERRAIN MAP



ALEXANDRA AVENUE, CAMBERLEY GU15
OFFERS IN EXCESS OF £575,000

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (82 plus)		
B (81-82)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	61	80
EU Directive 2002/91/EC		





MAIN FEATURES

- Victorian Semi Detached Property
- Four Bedrooms
- Landscaped Rear Garden
- Characterful
- Close To Local Amenities
- Driveway Parking
- Open Plan Kitchen/Dining Room
- Loft Conversion With En Suite
- Extremely Well Presented
- Close To Local Schools

FULL DETAILS

Entrance Hallway

Enter via door, understairs storage, wood flooring and stairs leading to the first and second floors.

Living Room

Bay window with shutters, storage, shelving, wood burner and wood flooring.

Study

Fireplace (not open) and wood flooring.

Kitchen/Dining Room

Range of base and eye level units, central island, granite work surfaces, wine cooler, dishwasher, sink with boiling water tap, Smeg cooker, extractor fan, microwave and space for; fridge/freezer. Vaulted ceiling and bi-folding doors leading to the garden. Tiled flooring with underfloor heating.

Utility

Range of base and eye level units, granite work surfaces, sink and space for; washing machine and tumble dryer.

WC

Low level WC, wash hand basin and vanity mirror.

Garage

Sensor lighting, boiler and electric anti-theft lock door.

First Floor Landing

Feature wallpaper and carpet flooring.

Bedroom Two

Rear aspect and carpet flooring.

Bedroom Three

Front aspect and carpet flooring.

Bedroom Four

Rear aspect, storage and carpet flooring.

Bathroom

Wash hand basin with storage below, low level WC, shower cubicle, free standing bath, partly tiled walls and tiled flooring.

Second Floor - Bedroom One

Wardrobes, storage in the eaves and carpet flooring. Door leading through to;

En Suite

Velux window, wash hand basin, low level WC, shower cubicle and tiled flooring.

To The Front

Driveway parking, access to the garage and side access to the rear of the property

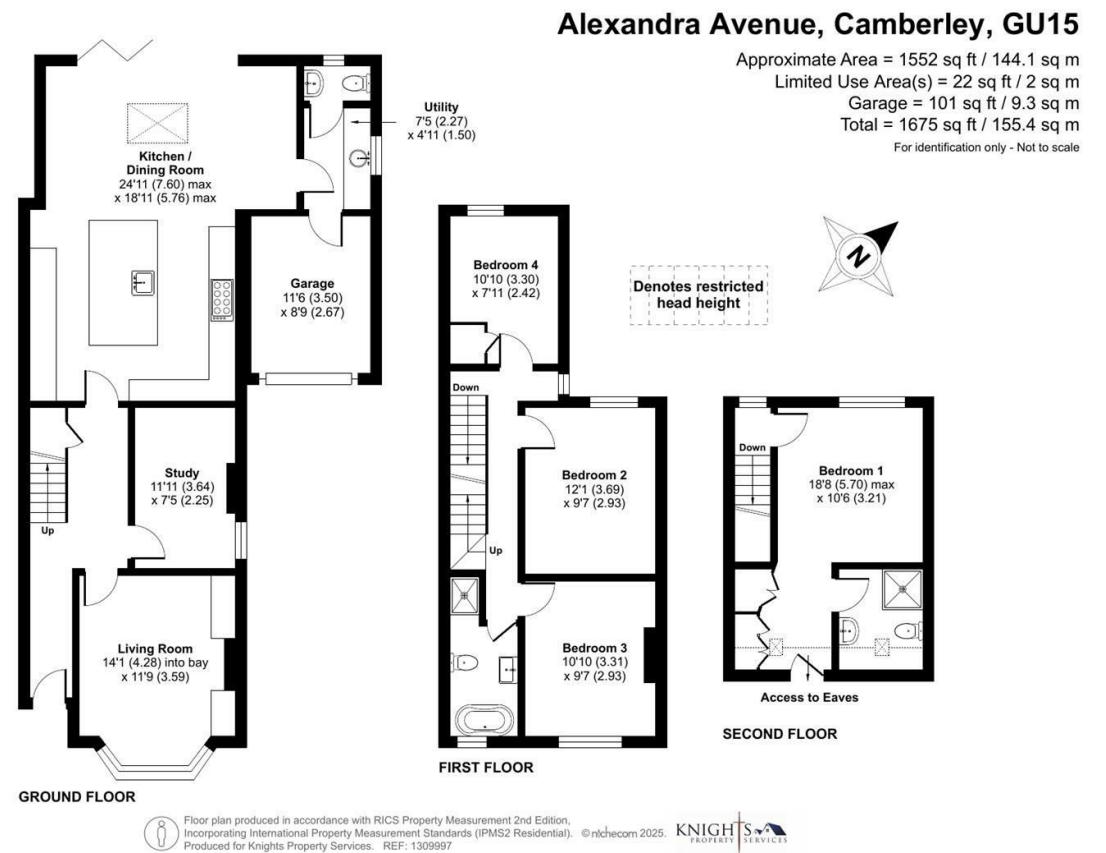
To The Rear

Mainly laid to lawn with patio area and path leading to decked area with pergola (ideal for entertaining). Shed, vegetable area and range of mature planting.

Council Tax

Band D.

FLOORPLAN



ALEXANDRA AVENUE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - For sale is this extremely well presented Victorian semi detached property, which boasts a wealth of character and has been thoughtfully refurbished to a high standard. The versatile accommodation, spread over three floors, comprising; living room, study, WC and a stunning open plan kitchen/dining room with separate utility. Across the first and second floors there are four good-size bedrooms, a modern bathroom and an en suite to bedroom one. There is driveway parking and access to the garage at the front of the home, with a side gate leading to the landscaped and sizeable rear garden, ideal for entertaining. Located on Alexandra Avenue, the property benefits from easy access to both Frimley high street and Camberley town centre, offering a wide range of shops and leisure facilities, as well as being within walking distance of Frimley Road, with its good range of shops. It is also close to local schooling.