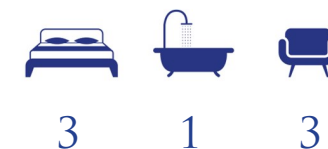


WELL CLOSE, CAMBERLEY GU15
OFFERS IN EXCESS OF £450,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	76
EU Directive 2002/91/EC		



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MAIN FEATURES

- Extremely Well Presented Home
- Three Bedrooms
- Refurbished By Current Owners
- Log Cabin
- Close To Camberley Town Centre
- Garage & Driveway Parking
- Very Well Maintained Garden
- Oak Doors
- Electric Car Charger
- New Boiler (One Year Ago Approx.)

FULL DETAILS

Entrance Hallway

Enter via new front door and tiled flooring with underfloor heating.

WC

Low level WC, wash hand basin with storage below, boiler and tiled flooring with underfloor heating.

Kitchen/Dining Room

Range of base and eye level units, quartz work surfaces, sink with 3-l instant water tap from Fohen, four ring gas hob, oven, dishwasher and fridge/freezer. Tiled flooring with underfloor heating. Door leading to the side.

Living Room

Engineered oak flooring, understairs cupboard and leading through to;

Conservatory

Oak flooring and doors leading to the rear garden.

First Floor Landing

Oak and glass balustrade and carpet flooring.

Bathroom

'P' shaped bath with shower, vanity mirror (with light and charging), circular marble sink with storage below, low level WC, heated towel rail, tiled flooring with underfloor heating and tiled walls.

Bedroom One

Rear aspect, wardrobes and engineered oak flooring.

Bedroom Two

Front aspect and carpet flooring.

Bedroom Three

Rear aspect and engineered oak flooring.

To The Front

Driveway parking and access to the rear garden. Access to the;

Garage

To The Rear

Mainly laid to lawn with patio and decking areas. Border and access to the garage. Access to the;

Log Cabin

Power, insulation and laminate flooring.

Council Tax

Band D.

FLOORPLAN



WELL CLOSE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - New to the market for sale is this beautiful three bedroom semi detached house situated on a generous corner plot at the end of a cul-de-sac in Camberley. The home has undergone lots of improvements by the current owners such as a new boiler (one year ago approx.), new kitchen, painted throughout with new carpet flooring and lots more. The very well presented home comprising; kitchen/dining room, living room leading through to the conservatory, ground floor WC, three bedrooms and a bathroom. A standout feature is the good-sized and well maintained corner plot rear garden with a log cabin and garage. There is also driveway parking. The property previously had plans approved to extend but these have now elapsed.

Camberley town centre is within close proximity, with its wide range of amenities from The Square shopping centre to Places Leisure and the Atrium Complex. The Meadows shopping centre, along with a large Next, is also nearby.