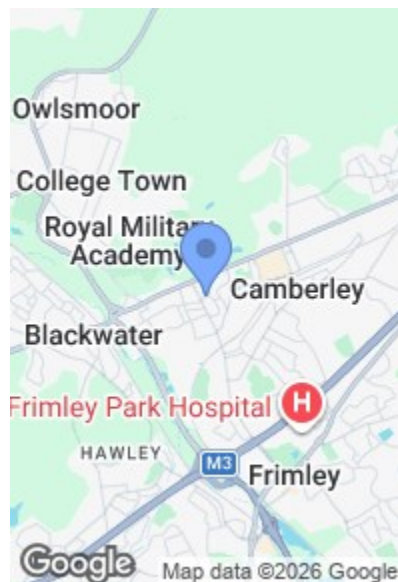
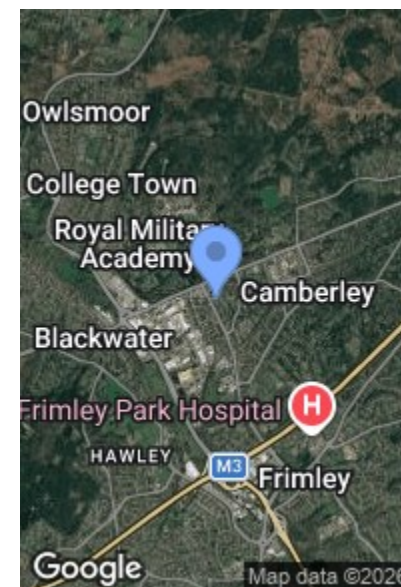


ROAD MAP



HYBRID MAP

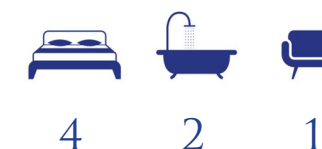


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68	59	68
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





FLOORPLAN

MAIN FEATURES

- No Onward Chain
- Spacious Detached Property
- En Suite To Bedroom Two
- Good-Sized Garden
- Large Plot
- Great Potential
- Four Double Bedrooms
- Driveway Parking & Garage
- Close To Camberley Town Centre
- Good-Sized Loft Space

FULL DETAILS

Hallway

Enter via front door, carpet flooring and stairs leading to the first floor.

Living/Dining Room

Bay window, fireplace surround, parquet flooring and sliding patio door leading to the rear garden.

Kitchen

Range of base and eye level units, sink, fridge and space for cooker. Tiled flooring and partly tiled walls. Pantry cupboard under the stairs.

Utility Room

Space for; washing machine, tumble dryer and dishwasher. Door leading to garage.

WC

Wash hand basin and low level WC.

First Floor Landing

Airing cupboard and carpet flooring. Access to the good-sized boarded loft with ladder.

Bedroom One

Front aspect, wardrobes and carpet flooring.

Bedroom Two

Front aspect, wardrobe and carpet flooring. Door leading through to the en suite.

En Suite

Shower cubicle, low level WC, wash hand basin with storage below, tiled walls and tiled flooring.

Bedroom Three

Rear aspect, wardrobe and carpet flooring.

Bedroom Four

Rear aspect, wardrobe and carpet flooring.

Bathroom

Bath with shower, low level WC, wash hand basin with storage below, tiled walls and tiled flooring.

To The Rear

Areas laid to lawn and patio. Retractable awning and a range of mature planting. Fencing and high hedges offering good privacy.

To The Front

Driveway parking and access to the garage. Front garden with a range of mature planting. Side access to the rear of the property.

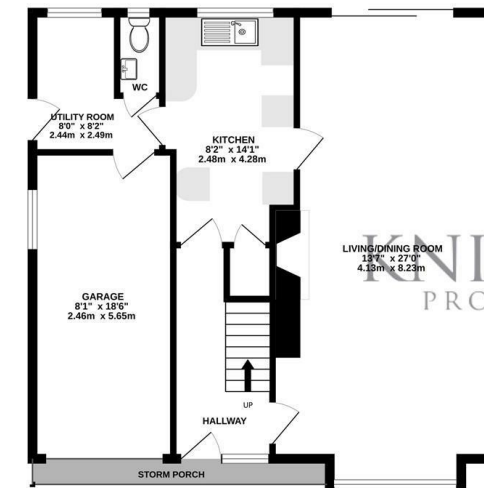
Garage

Houses the boiler. Up and over door.

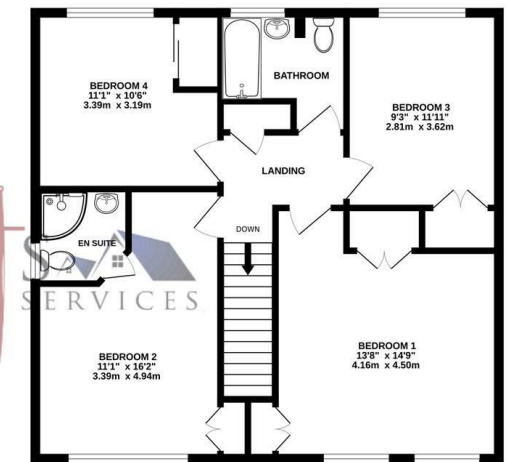
Council Tax

Band F.

GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 1554 sq.ft. (144.4 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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WOODLANDS ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **NO ONWARD CHAIN**GREAT POTENTIAL** Occupying a large plot on Woodlands Road in Camberley is this four bedroom detached house, new to the market for sale with no onward chain. It is ideally located near Camberley town centre and Frimley Road, with access to a wide range of local amenities, including shops, schools, leisure facilities and train station.

Upon entering the property, you are welcomed into a spacious open plan living/dining room, a kitchen with a separate utility room and a convenient WC. As you ascend to the first floor, you will find four double bedrooms, which is a rare find and each designed with sizeable storage, in addition to an en suite to bedroom two and a further bathroom.

Outside, the property boasts good-sized front and rear gardens. Additionally there is driveway parking and a garage, offering ease and convenience. A viewing is highly recommended to really appreciate the great potential that this home has.