



ROAD MAP

HYBRID MAP

TERRAIN MAP



PETWORTH CLOSE, CAMBERLEY GU16
£500,000

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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MAIN FEATURES

- Link Detached Property
- Very Well Presented
- Refitted Kitchen With Breakfast Room
- Garage With Utility Area
- Close To Local Amenities
- Three Bedrooms
- Beautifully Maintained Rear Garden
- Driveway Parking
- Close To Well Regarded Schools

FULL DETAILS

Entrance Hallway

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

WC

Low level WC, wash hand basin with storage and heated towel rail. Sensor lighting and tiled flooring.

Living/Dining Room

14'8 x 14'6 (4.47m x 4.42m)

Front aspect, understairs storage and wood flooring.

Kitchen

8'10 x 8'6 (2.69m x 2.59m)

Range of base and eye level units, sink, four ring electric hob, extractor hood, oven, slimline dishwasher and boiler. Wood flooring and space for; fridge/freezer. Door leading outside.

Breakfast Room

9'2 x 8'10 (2.79m x 2.69m)

Feature wall, wood flooring and doors leading out to the rear garden.

First Floor Landing

Airing cupboard and carpet flooring.

Bedroom One

12'1 x 11'2 (3.68m x 3.40m)

Front aspect, wardrobes, feature wall and laminate flooring.

Bedroom Two

11'2 x 9'4 (3.40m x 2.84m)

Rear aspect, panelled wall, wardrobe and laminate flooring.

Bedroom Three

8'10 x 6'8 (2.69m x 2.03m)

Front aspect, storage, panelled wall and laminate flooring.

Bathroom

Bath with shower, wash hand basin with storage, low level WC, heated towel rail, partly tiled walls and tiled flooring.

To The Rear

Landscaped garden which is mainly laid to lawn with patio area, rockery, shed and borders.

Garage

11'2 x 8'2 (3.40m x 2.49m)

Currently being used as a gym. Electric up and over door. Power and lighting.

Utility Area

8'2 x 4'11 (2.49m x 1.50m)

Space for; washing machine and tumble dryer. Door leading to the rear garden.

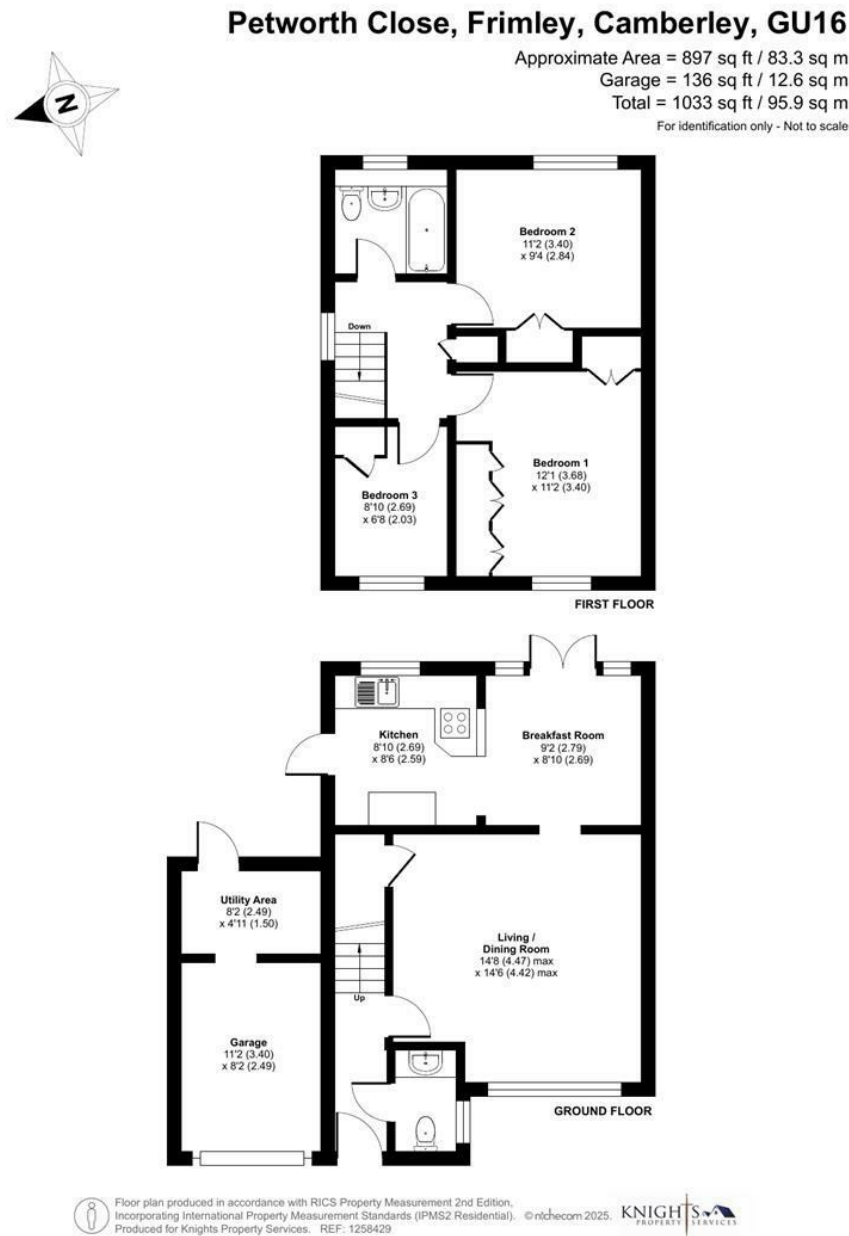
To The Front

Area laid to slate, driveway parking and access to the garage.

Council Tax

Band E.

FLOORPLAN



PETWORTH CLOSE, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - New to the market for sale and situated in a peaceful cul-de-sac setting on the sought-after Paddock Hill development, is this beautifully presented link detached home. The ground floor comprising; living/dining room, WC and a refitted modern kitchen with breakfast room. To the first floor there are three generously sized bedrooms and a modern refitted bathroom. A standout feature is the very well maintained and sizeable rear garden, ideal for entertaining. Additional features to note include driveway parking and a garage (currently being used as a gym) with a utility area to the rear of it.

The home is situated close to well regarded schools such as Tomlinscote. A range of local amenities are also within close proximity as well as Frimley Park hospital and good transport links.