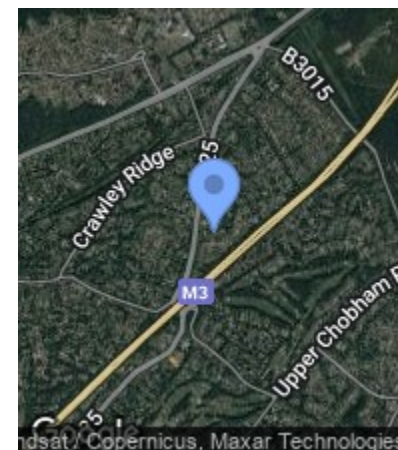
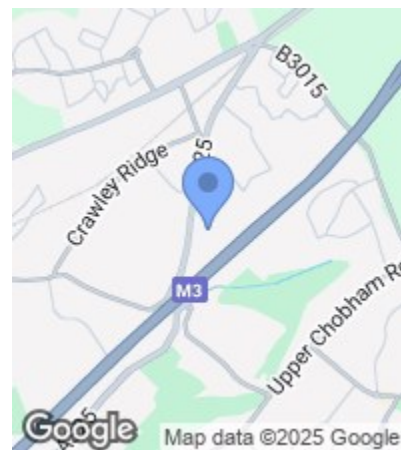




ROAD MAP

HYBRID MAP

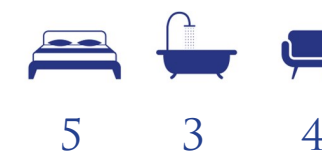


MULROY DRIVE, CAMBERLEY GU15
OFFERS IN EXCESS OF £900,000

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www.knightsproperty.com



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





FLOORPLAN



Mulroy Drive, Camberley, GU15

Approximate Area = 2163 sq ft / 200.9 sq m (excludes store)

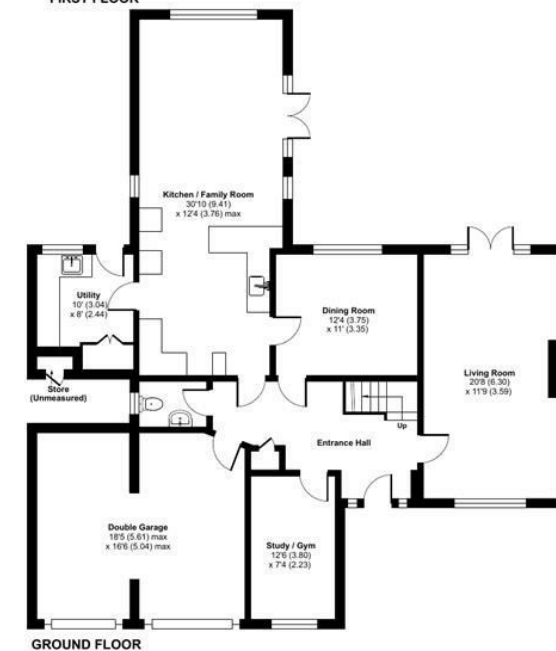
Garage = 289 sq ft / 26.8 sq m

Total = 2452 sq ft / 227.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. KNIGHTS PROPERTY SERVICES. Produced for Knights Property Services. REF: 1288026

MAIN FEATURES

- Stunning Detached Family Home
- Five Good-Size Bedrooms
- Ample Driveway Parking
- Two En Suites
- Hot Tub
- Extremely Well Presented
- Water Softener
- Landscaped Garden
- Stunning Bathroom
- Close To Well Regarded Schools

FULL DETAILS

Entrance Hall

Enter via front door, storage cupboard, laminate flooring and carpeted stairs leading to the first floor.

Living Room

Laminate flooring, feature wall with fireplace and doors leading to the landscaped garden.

Dining Room

Rear aspect and laminate flooring.

Study/Gym

Front aspect and laminate flooring.

Garage

Power, lighting, Megaflor system and water softener. Up and over doors.

WC

Low level WC and wash hand basin with storage below.

Kitchen/Family Room

Range of base and eye level units, granite work surfaces, sink, dishwasher, microwave and space for; Rangemaster cooker and fridge/freezer. Breakfast bar, vaulted ceiling and tiled flooring with underfloor heating. Doors leading to the landscaped garden.

Utility

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

First Floor Landing

Cupboard and carpet flooring. Access to the partially boarded loft.

Bedroom One

Feature wall, wardrobes, carpet flooring and door leading through to;

En Suite

Wash hand basin with storage below, low level WC, corner shower cubicle, heated towel rail, tiled flooring and tiled walls.

Bedroom Two

Front aspect, wardrobes and carpet flooring. Door leading through to;

En Suite

Corner shower cubicle, wash hand basin, low level WC and laminate flooring.

Bedroom Three

Front aspect, wardrobes and carpet flooring.

Bedroom Four

Front aspect, wardrobe and carpet flooring.

Bedroom Five

Rear aspect, wardrobe and carpet flooring.

Bathroom

Stunning bathroom comprising; two Creavit wash hand basins with storage below, three heated towel rails, bluetooth mirrors with lighting, low level WC, tiled enclosed bath, very large shower cubicle with seating area, tiled flooring and tiled walls.

To The Front

Ample driveway parking, access to the garage and access to the rear garden (both sides).

To The Rear

Beautifully landscaped garden comprising; areas laid to decking, patio and newly laid lawn. Hot tub, two sheds and mature planting. Access to the front of the property via both sides.

Council Tax

Band G.

MULROY DRIVE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - Knights are excited to market for sale this extended and beautifully refurbished 1960s detached home, situated at the end of a cul-de-sac. The home boasts high-specification finishes throughout, perfect for contemporary family living. The impressive ground floor has a stunning open plan kitchen/family room, featuring a vaulted ceiling, velux windows and doors that flood the area with natural light. There is also a convenient utility, WC and three versatile reception rooms, providing ample space for relaxation and entertainment. The first floor has five good-size bedrooms with en suites to two of the bedrooms and a very impressive bathroom. Externally the secluded rear garden features a newly laid lawned area, decking and patio area, hot tub and mature hedging, perfect for outdoor dining and entertaining. There is ample driveway parking to the front with a large garage. This is a rare opportunity to own a thoughtfully upgraded family home in a sought-after location.