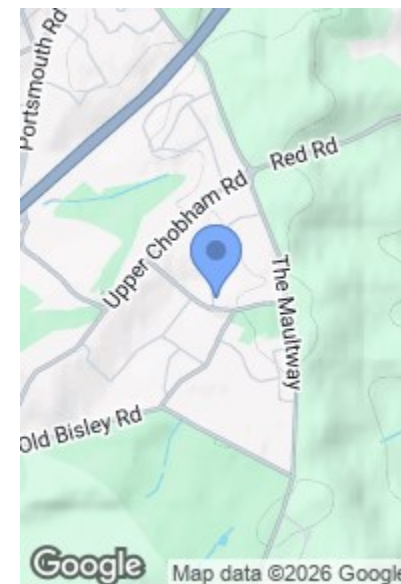
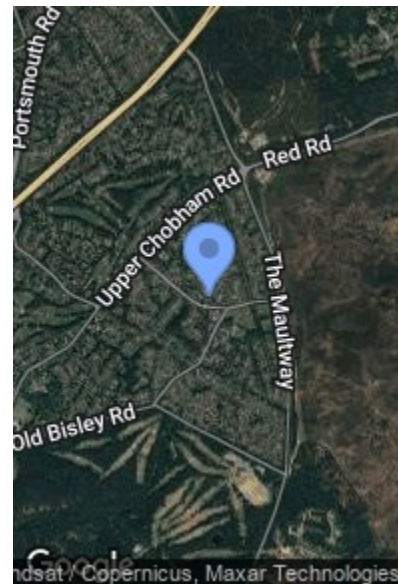
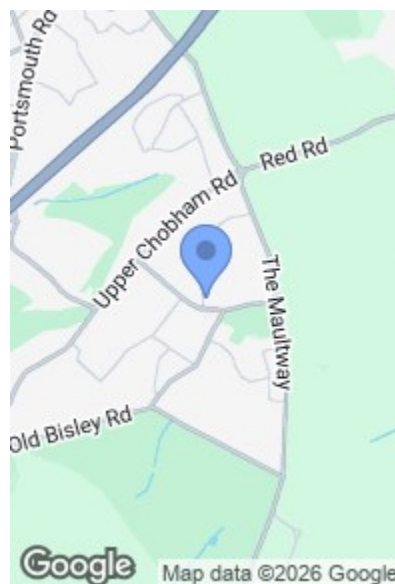


ROAD MAP

HYBRID MAP

TERRAIN MAP

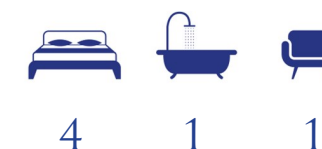


INGLEWOOD AVENUE, CAMBERLEY GU15  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		84
B	81-91		
C	69-80	69	
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## FLOORPLAN

### Inglewood Avenue, Camberley, GU15

Approximate Area = 1320 sq ft / 122.6 sq m  
 Garage = 226 sq ft / 21 sq m  
 Total = 1546 sq ft / 143.6 sq m  
 For identification only - Not to scale



## MAIN FEATURES

- Link-Detached Property
- Four Good-Sized Bedrooms
- Newly Landscaped Rear Garden
- Modern Kitchen With Separate Utility
- Close To A Range Of Amenities & Woodlands
- Garage & Driveway Parking
- Modern Shower Room
- Close To Well Regarded Schools
- Undergone Lots Of Improvements

## FULL DETAILS

### Entrance Hallway

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

### WC

Wash hand basin with storage, low level WC, heated towel rail and laminate flooring.

### Reception/Dining Room

Open plan, understairs storage cupboard, carpet flooring and sliding door leading to the rear garden.

### Kitchen/Breakfast Room

Range of base and eye level units, sink, fridge/freezer, dishwasher, double oven, electric hob, extractor fan, concealed lighting under cupboards, laminate flooring and door leading to the rear garden.

### Utility

Range of units, sink and space for; washing machine and tumble dryer. Door leading through to;

### Garage

Lighting, power sockets and up and over door.

### First Floor Landing

Airing cupboard and carpet flooring. Access to the partially boarded loft.

### Bedroom One

Rear aspect, wardrobes and carpet flooring.

### Bedroom Two

Front aspect, wardrobe and carpet flooring.

### Bedroom Three

Rear aspect and carpet flooring.

### Bedroom Four

Front aspect, cupboard and carpet flooring.

### Shower Room

Large shower cubicle with rainfall shower head and shower attachment, low level WC, wash hand basin with storage, heated towel rail, tiled walls and tiled flooring.

### To The Front

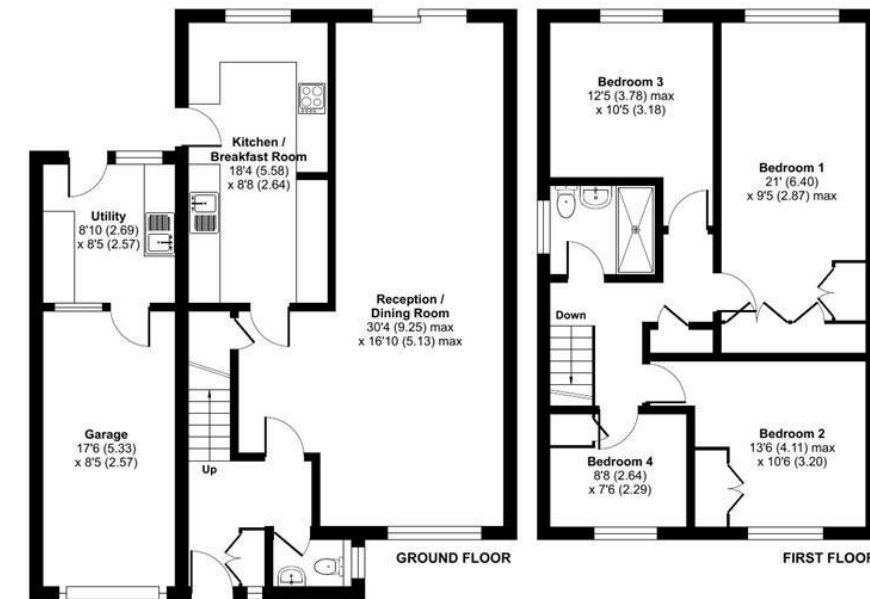
New fence panels, laurels, driveway parking, access to the garage and gate leading;

### To The Rear

Landscaped garden which is mainly laid to lawn with patio areas. Shingled areas, shrubbery, fish pond with power for the fountain and a good-sized shed.

### Council Tax

Band E.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. KNIGHTS PROPERTY SERVICES. REF: 1386090

## INGLEWOOD AVENUE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - Knights are excited to market for sale this spacious four bedroom link-detached house, situated on the sought-after Heatherside development. The home is within close proximity of well regarded schools such as Heather Ridge, Ravenscote and Tomlinscote. It is also within walking distance of parks, woodlands and a range of local amenities such as a pharmacy, Sainsbury's and newsagents to name a few.

The current owner has recently done lots of work to the property including painting it, replacing lots of the carpets as well as landscaping the rear garden, which is a great focal point of the property. The ground floor boasts a spacious open plan reception/dining room, WC and a modern kitchen/breakfast room with separate utility. To the first floor there are four good-sized bedrooms and a modern shower room. There is also the potential to add an en suite. The beautifully presented property has driveway parking and a garage. A viewing is highly recommended to really appreciate everything that the home has to offer.