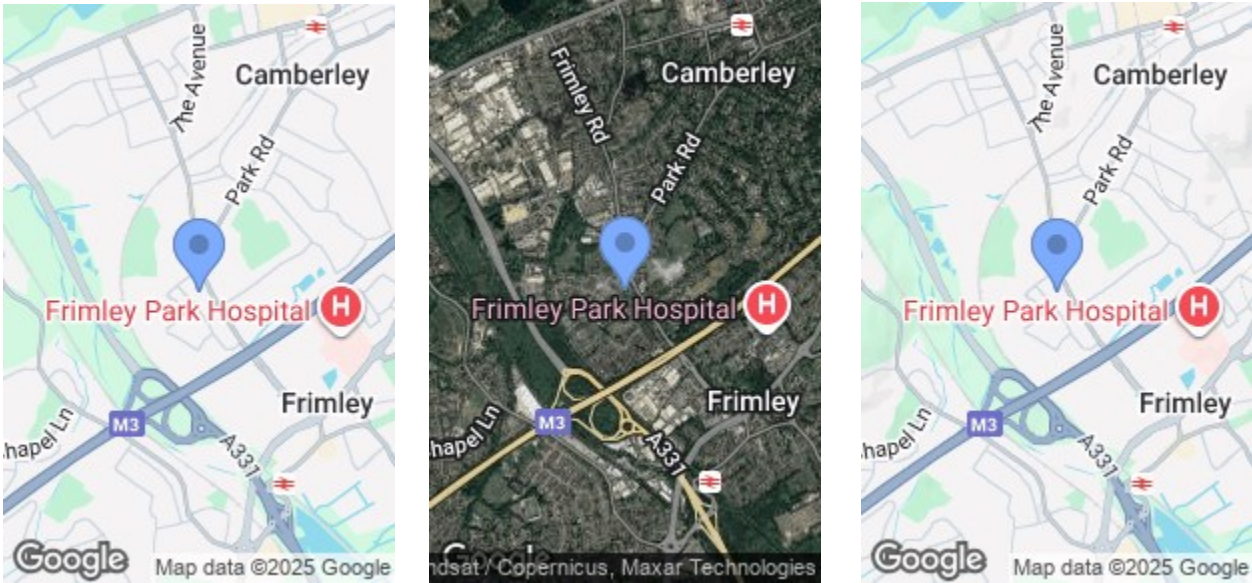




ROAD MAP

HYBRID MAP

TERRAIN MAP



JAMES WAY, CAMBERLEY GU15
OFFERS IN EXCESS OF £400,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	



Camberley 01276 539111
Email: enquiries@knightspropertyservices.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightspropertyservices.com





MAIN FEATURES

- Semi Detached Home
- Three Good-Size Bedrooms
- Easy Access To Local Amenities
- Open Plan Kitchen/Breakfast Room
- Close Proximity To Camberley Town Centre
- Driveway Parking
- Large Garden
- Good Transport Links
- Cul-De-Sac Setting

FULL DETAILS

Porch

Enter via door with door leading through to;

Hallway

Carpet flooring, understairs storage and stairs leading to the first floor.

Living Room

Front aspect and carpet flooring.

Kitchen/Breakfast Room

Range of base and eye level units, oven, gas hob, sink and tiled flooring. Space for; washing machine and dishwasher.

Utility

Space for; fridge/freezer. Tiled flooring and door leading to the garden.

WC

Low level WC and tiled flooring.

First Floor Landing

Carpet flooring. Access to partially boarded loft with light and ladder.

Bedroom One

Rear aspect, storage and carpet flooring.

Bedroom Two

Front aspect, storage and carpet flooring.

Bedroom Three

Front aspect, storage and laminate flooring.

Bathroom

Cupboard, bath, low level WC, wash hand basin and tiled walls.

To The Front

Driveway parking and access to the rear of the property.

To The Rear

Mainly laid to lawn.

Council Tax

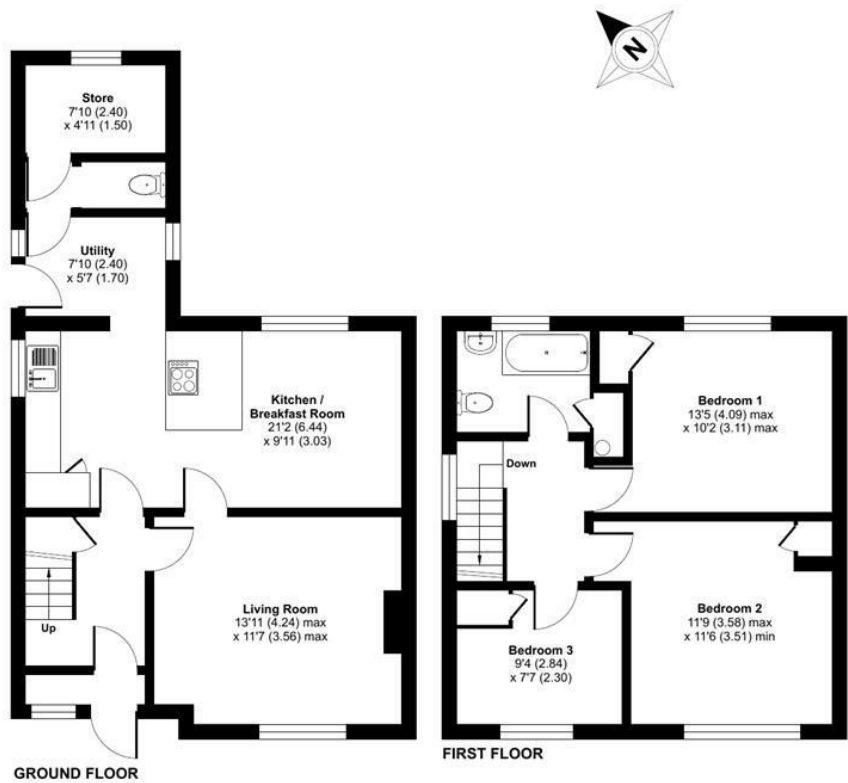
Band C.

FLOORPLAN

James Way, Camberley, GU15

Approximate Area = 1041 sq ft / 96.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. KNIGHTS PROPERTY SERVICES. REF: 1277276

JAMES WAY, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - For sale is this three bedroom semi detached property within walking distance of a range of local amenities along the Frimley Road, in addition to being within close proximity of Camberley town centre. The ground floor comprising; living room, open plan kitchen/breakfast room, utility, WC and store. To complete the property internally there are three bedrooms and a bathroom to the first floor. Externally the property boasts driveway parking and a large garden. The home is ideally situated for local schools as well as being conveniently located for the M3 and other good commuter links.