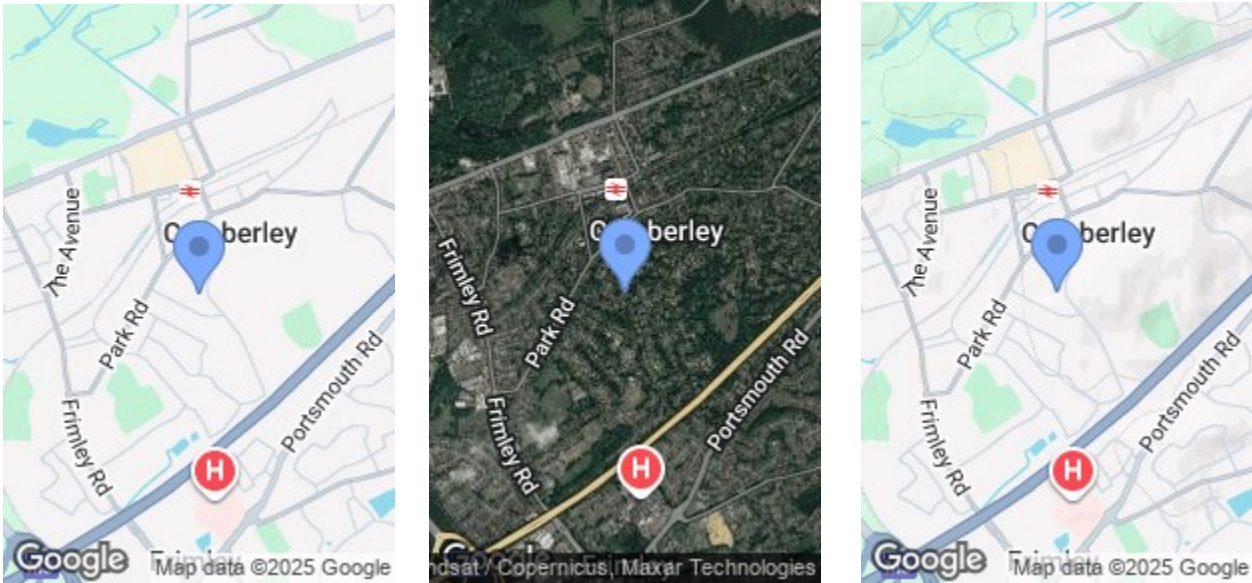




ROAD MAP

HYBRID MAP

TERRAIN MAP



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Registered in England and Wales. Registered number 07092765. Registered address: 54 Obelisk Way, Camberley, Surrey GU15 3SG



KINGSCLEAR PARK, CAMBERLEY GU15
OFFERS IN EXCESS OF £700,000

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





MAIN FEATURES

- Sizeable Detached Family Home
- Three Double Bedrooms
- Ample Driveway Parking
- Cul-De-Sac Setting
- Walking Distance Of Camberley Town Centre
- Versatile Living
- Very Well Presented
- Large & Well Maintained Garden
- Great Transport Links

FULL DETAILS

Entrance Hallway

Enter via door, cupboard with hanging space for coats and shoes, karndean flooring and stairs leading to the first floor.

WC

Wash hand basin, low level WC, vanity mirror, panelled walls and karndean flooring.

Reception Room

Gas feature fireplace with marble surround, carpet flooring, doors leading to the rear garden and door leading through to;

Conservatory

Laminate flooring and doors leading to the rear garden.

Study

Carpet flooring.

Kitchen

Range of base and eye level units, quartz work surfaces, sink, double oven/grill, four ring induction hob and space for; slimline dishwasher and fridge. Tiled flooring and partly tiled walls.

Utility

Roll edge work surfaces, tiled flooring and space for; washing machine, tumble dryer and freezer. Door leading to the side of the property.

First Floor Landing

Airing cupboard, carpet flooring and access to the loft via hatch.

Bedroom One

Rear aspect double bedroom, fitted wardrobes, storage and dressing table. Carpet flooring.

Bedroom Two

Front aspect double bedroom and carpet flooring.

Bedroom Three

Rear aspect double bedroom and carpet flooring.

Shower Room

Large shower cubicle with power shower and rainfall shower head, low level WC, wash hand basin, vanity mirror, storage and nonslip linoleum flooring.

To The Rear

South east facing, large tiered garden which is mainly laid to lawn with a patio area. Two sheds, summer house, pond, rockery and a range of shrubs, bushes and trees.

To The Front

Ample driveway parking and side access (both sides) leading to the rear garden. EV charger point, shrubs and access to the;

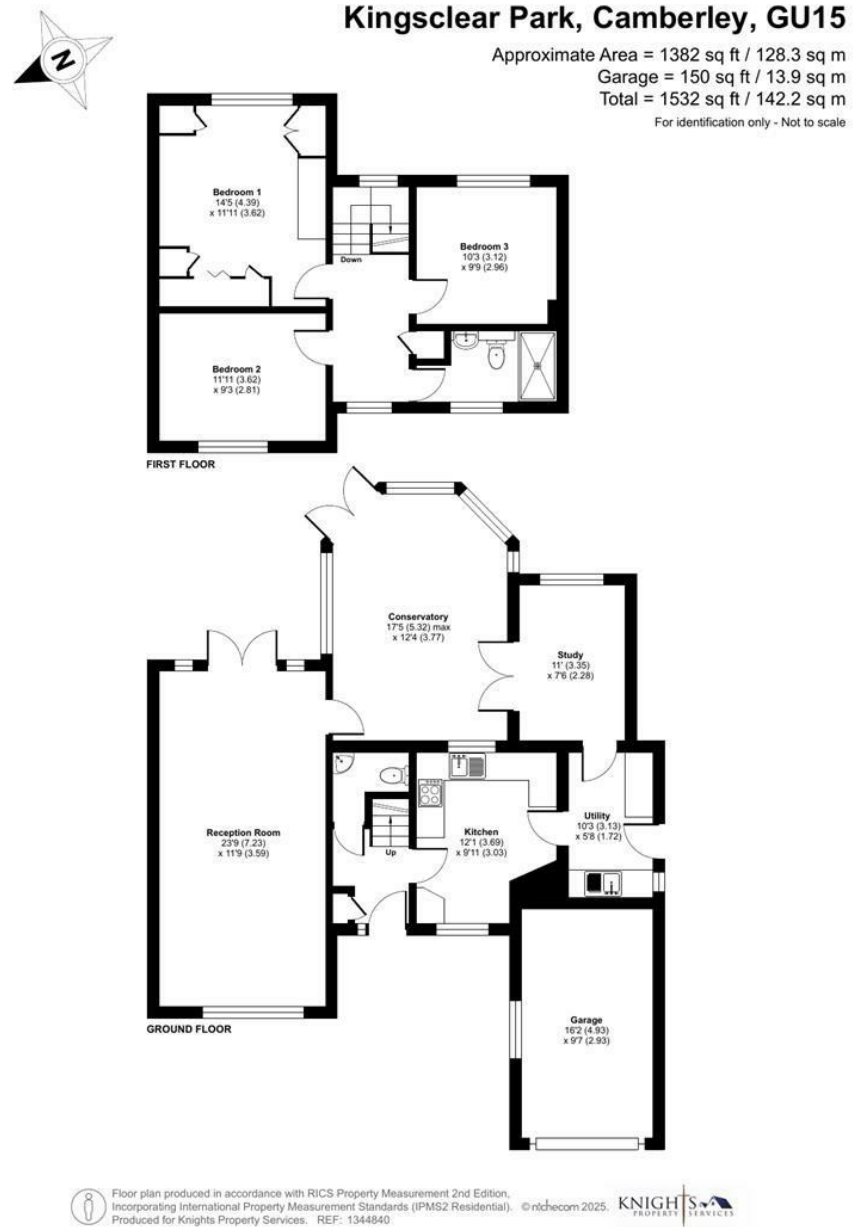
Garage

Up and over door.

Council Tax

Band F.

FLOORPLAN



KINGSCLEAR PARK, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - Nestled in the tranquil cul-de-sac of Kingsclear Park, stands this detached house, which is substantial in size and presented in an excellent condition. The property is ideally located within walking distance of Camberley town centre, offering a delightful blend of convenience and peaceful living.

The extended ground floor comprising; large reception room leading through to the conservatory, kitchen with separate utility, WC and a study. To complete the family home internally there are three double bedrooms to the first floor and a shower room.

The well maintained external grounds boast driveway parking to the front with access to the garage and EV charger point. There is a delightful tiered rear garden, which is vast in size, with a pond and mature planting, which is ideal for entertaining. A viewing is highly recommended to really appreciate everything that this property has to offer.