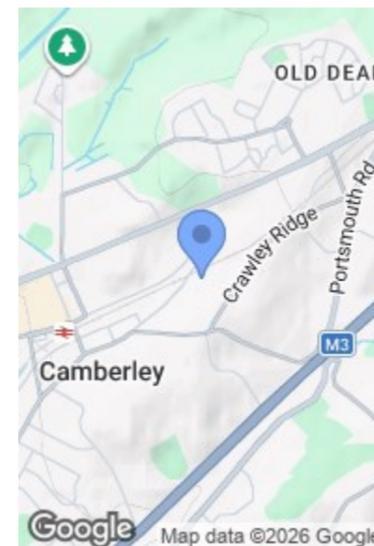


ROAD MAP

HYBRID MAP

TERRAIN MAP



HALL CLOSE, CAMBERLEY GU15  
OFFERS IN EXCESS OF £700,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		85
B	81-91		
C	69-80	78	
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

### Hall Close, Camberley, GU15

Approximate Area = 1914 sq ft / 177.8 sq m

Garage = 200 sq ft / 18.5 sq m

Total = 2114 sq ft / 196.3 sq m

For identification only - Not to scale

## MAIN FEATURES

- Very Well Presented Detached Property
- Four Sizeable Bedrooms
- Versatile Accommodation
- Scope To Extend STPP
- Property Sits On 0.2 Acre Plot (Approx)
- Spacious Tiered Garden
- Garage & Driveway Parking
- Bathroom & Two En Suites
- Quiet Cul-De-Sac Setting
- Walking Distance Of Camberley Town Centre

## FULL DETAILS

### Entrance Hallway

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

### WC

Low level WC, wash hand basin and wooden flooring.

### Kitchen/Dining Room

Range of base and eye level units, double oven, gas hob, extractor fan, dishwasher, sink and space for; fridge/freezer. Tiled flooring.

### Utility

Boiler, sink and space for; washing machine and tumble dryer. Door leading to the rear garden.

### Reception Room

Dual aspect and wooden flooring.

### Reception Room 2

Wooden flooring and doors leading to the rear garden.

### Study

Wooden flooring.

### First Floor Landing

Storage cupboard, carpet flooring and storage in the eaves. Access to boarded and insulated loft via new loft hatch.

### Bedroom One

Rear aspect, feature wallpaper and carpet flooring. Door leading through to;

### WC

Low level WC, wash hand basin and tiled walls.

### Bedroom Two

Rear aspect, feature wall and carpet flooring. Door leading through to;

### En Suite

Shower cubicle, low level WC, wash hand basin, heated towel rail, tiled walls and tiled flooring.

### Bedroom Three

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

### En Suite

Shower cubicle, low level WC, wash hand basin with storage below, heated towel rail, partly tiled walls and tiled flooring.

### Bedroom Four

Front aspect, feature wall and carpet flooring.

### Bathroom

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

### To The Rear

Very spacious tiered garden comprising; patio area and several lawned areas with a range of mature planting. Sheds and side access to the front.

### To The Front

Shingled driveway and access to the garage. Lawned areas and mature planting. Side access to the rear of the property.

### Garage

Up and over door.

### Council Tax

Band G.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. KNIGHTS PROPERTY SERVICES. REF: 1316146

## HALL CLOSE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - For sale is this very well presented detached property, occupying a substantial plot in a quiet cul-de-sac setting. The family home is ideally situated within walking distance of Camberley town centre and all it has to offer such as Places Leisure, train station and The Atrium complex to name a few. It is also close to well regarded schools. The versatile ground floor comprising; two reception rooms, study, WC and kitchen/dining room with separate utility. To the first floor there is a Greco themed bathroom and four sizeable bedrooms with a WC to bedroom one and en suites to bedrooms two and three. Externally there is driveway parking for multiple cars to the front of the property with access to the garage and well maintained front garden. The rear garden is tiered and vast in size. The property has undergone lots of improvements by the current owners such as a new fuseboard (installed in 2023), new carpets and has been redecorated throughout. The property has scope to extend STPP. The garden also has the potential to build an outhouse on the top tier. A viewing is highly recommended to really appreciate everything that this property has to offer.