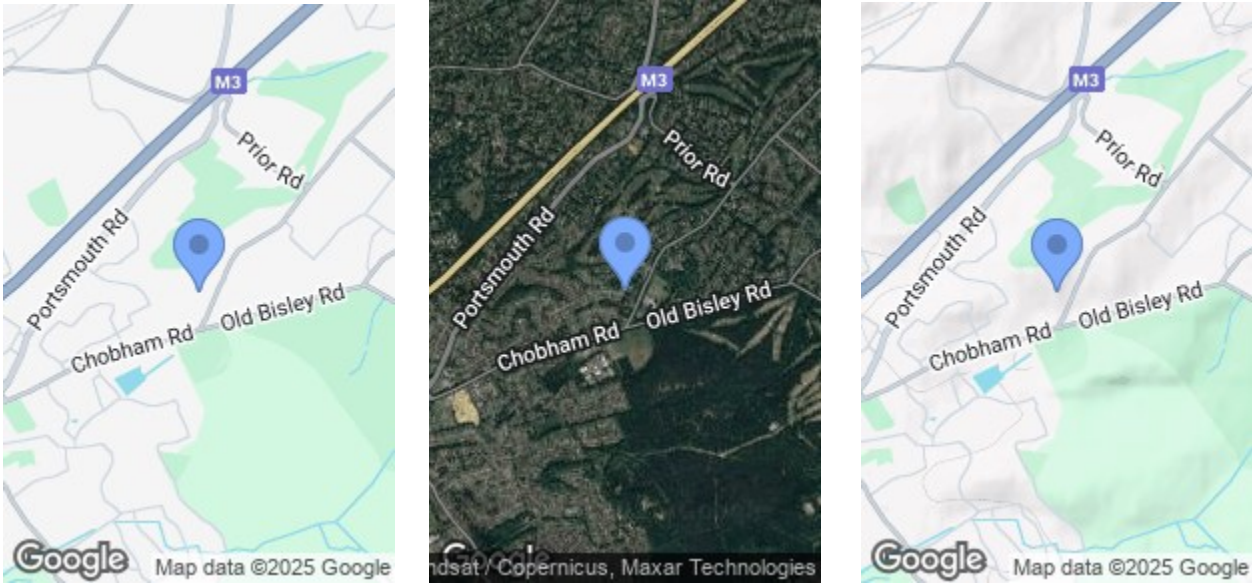


ROAD MAP

HYBRID MAP

TERRAIN MAP



OLD PASTURE ROAD, CAMBERLEY GU16  
PRICE GUIDE £450,000

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



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







### MAIN FEATURES

- Good School Catchment
- Requires Modernising Throughout
- Garage
- No Onward Chain
- Extensive Size Plot Perfect for Extending SSTP
- Off Road Parking
- Two Reception Room

### FULL DETAILS

Entrance Hallway

Living Room  
14'0" x 12'2" (4.27 x 3.73)

Dining Room  
10'11" x 10'0" (3.35 x 3.05)

Kitchen  
10'11" x 10'7" (3.35 x 3.25)

Lobby & Utility Room

W/C

First Floor Landing

Bedroom One  
12'7" x 12'0" (3.86 x 3.68)

Bedroom Two  
12'0" x 10'4" (3.66 x 3.15)

Bedroom Three  
8'11" x 8'11" (2.74 x 2.74)

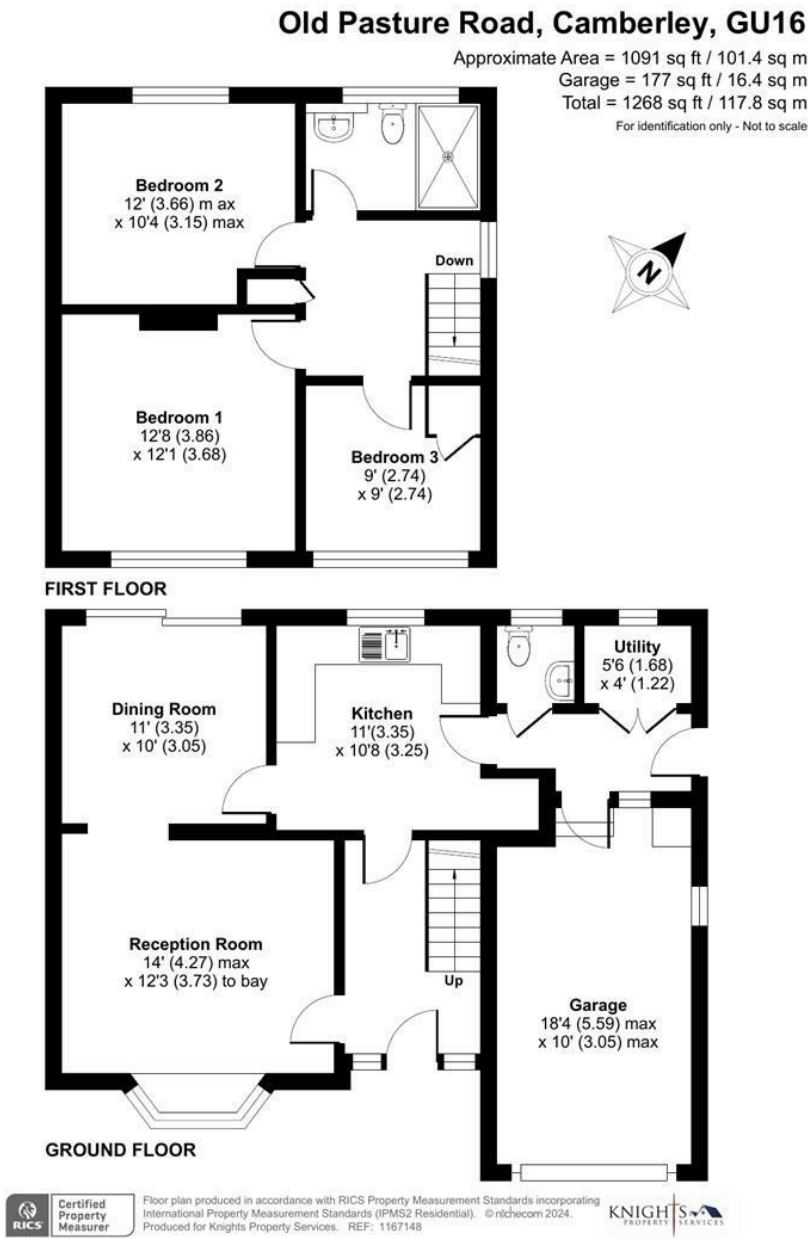
Shower Room

To The Front

To The Rear

\*\*  
Terms and conditions apply for Solicitor Offer if you purchase this property via Knights Property Services please call the office for full terms.

### FLOORPLAN



### OLD PASTURE ROAD, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES- NO ONWARD CHAIN- PURCHASE THROUGH KNIGHTS AND WE WILL PAY HALF YOUR SOLICITOR FEE\*\* Situated on a prime plot with immense potential for expansion and upgrading, this three-bedroom semi-detached family home is nestled at the end of a tranquil cul-de-sac within the Tomlinscote catchment area. It offers convenient access to Frimley Park Hospital and major road networks. The current layout includes a spacious entrance hall, a lounge with a bay window, a dining room, a kitchen, an inner lobby leading to a downstairs cloakroom, a utility room, and a semi-integral garage. The first floor features three generous bedrooms and a newly refurbished shower room. A standout feature of this property is the extensive rear garden, ideal for a growing family, with distinct areas for entertaining, and an adventure woodland play area at the back.