



ROAD MAP



HYBRID MAP



TERRAIN MAP



STICKLE DOWN, CAMBERLEY GU16
OFFERS IN EXCESS OF £600,000

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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

- Five Bedroom
- Modern Kitchen
- Off Road Parking For Two Vehicles
- No Onward Chain
- Town House
- Two Reception Room
- Garage

FULL DETAILS

Entrance Hallway
Enter via front door, carpet flooring throughout, neutrally decorated, doors leading all room, stairs leading to the first floor.

Dining Room
14'6" x 12'7" (4.42 x 3.84)
Front aspect room, carpet flooring, neutrally decorated, bespoke shutter blinds fitted.

W/C
Low level WC, wash hand basin, shower cubicle with shower off the main.

Kitchen/ Breakfast Room
16'9" x 11'8" (5.13 x 3.56)
Rear aspect room, range of base & level units, roll edge work surface, breakfast bar, integrated dish washer, four ring gas hob, electrical fan assisted oven with grill, extractor hood above, inset sink with hot & cold mixer tap and drainage area. Space for American style fridge freezer, integrated washing machine. Double french doors leading out into a landscape rear garden.

First Floor
Carpet flooring , stairs leading to the second floor.

Living Room
16'9" x 11'8" (5.13 x 3.58)
Large rear aspect living room, carpet flooring, neutrally decorated, access to Juliet balcony.

Bedroom Two
12'0" x 11'6" (3.66 x 3.53)
Front aspect bedroom, bespoke fitted shutters, carpet flooring, fitted wardrobe, access to ensuite

Ensuite
Low level WC, wash hand basin with hot & cold mixer tap. shower cubicle with shower off the main.

Study / Bedroom Five
13'5" x 5'6" (4.11 x 1.70)
Fitted study furniture.

W/C
Low level WC, Wash hand basin with hot & cold mixer tap

Second Floor
Bedroom One
11'8" x 10'11" (3.58 x 3.35)
Rear aspect master bedroom, bespoke fitted shutters, carpet flooring, access to dressing area with fitted wardrobes, en-suite:

Ensuite
Double shower cubicle, heated towel rail, low level WC, wash hand basin with hot & cold mixer tap, tiled flooring.

Bedroom Three
14'4" x 10'0" (4.39 x 3.05)
Front aspect bedroom, bespoke fitted shutters, carpet flooring, fitted wardrobes

Bedroom Four
10'0" x 7'6" (3.05 x 2.31)
Front aspect bedroom, bespoke fitted shutters, carpet flooring, fitted wardrobes

Family Bathroom
Enclosed circular bath, low level WC, wash hand basin, vanity mirror above the sink, heated towel rail.

To The Front
Path leading to the front of the property

To The Rear
Fully enclosed rear garden, offering an excellent space for outdoor entertaining. The garden has been landscaped and there is rear access to the parking & garage

FLOORPLAN



STICKLE DOWN, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES- NO ONWARD CHAIN Presented in immaculate condition throughout, is this spacious, three storey family home. The property boasts five bedrooms, two en suite showers rooms, dressing area, a stylish refitted bathroom, further shower room, two reception rooms (the living room benefitting from a Juliet style balcony) and beautiful, bespoke refitted open plan kitchen/breakfast room. Externally, the South facing rear garden offers low maintenance and there is also allocated parking for two vehicles, plus a garage. To the rear it is laid to lawn, patio and shingle, with rear access to parking and garage