













ROAD MAP



HYBRID MAP



TERRAIN MAP



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



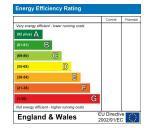








STICKLE DOWN, CAMBERLEY GU16
OFFERS IN EXCESS OF £600.000













## 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/ Breaksfast Room

### 16'9" x 11'8" (5.13 x 3.56)

Rear aspect room, range of base  $\vartheta$  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  $\vartheta$  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, be spoke fitted shutters, carpet flooring, fitted wardrobe, access to ensuite

### Ensuite

Low level WC, wash hand basin with hot  $\theta$  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  $\vartheta$  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:

### Ensuit

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, be spoke fitted shutters, carpet flooring, fitted wardrobes

### Bedroom Four

### 10'0" x 7'6" (3.05 x 2.31)

Front aspect bedroom, be spoke fitted shutters, carpet flooring, fitted wardrobes

### Family Bathroon

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 Rea

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

## **FLOORPLAN**

## Stickle Down, Deepcut, Camberley, GU16

Approximate Area = 1662 sq ft / 154.4 sq m Garage = 136 sq ft / 12.6 sq m Total = 1798 sq ft / 167 sq m



## 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