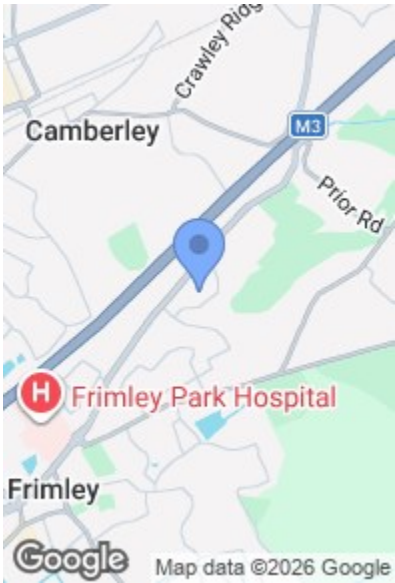
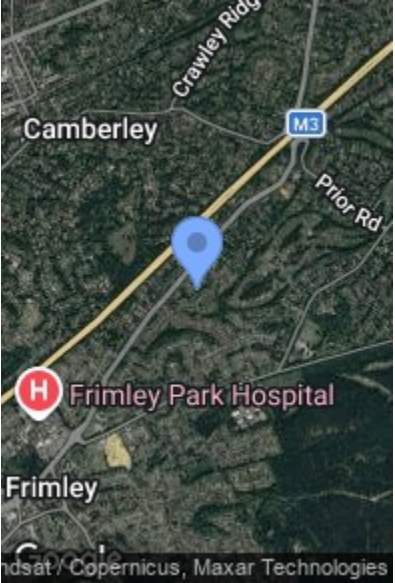




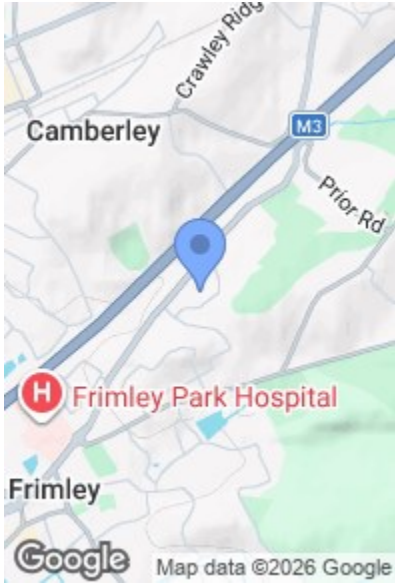
ROAD MAP



HYBRID MAP



TERRAIN MAP



GLYNSWOOD, CAMBERLEY GU15
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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	70	81
EU Directive 2002/91/EC		





MAIN FEATURES

- Spacious Detached Property
- Four Bedrooms
- Good-Sized Garden
- Open Plan Kitchen/Breakfast/Family Room
- Cul-De-Sac Setting
- En Suite To Bedroom One
- Driveway Parking
- Close To Well Regarded Schools

FULL DETAILS

Entrance Hallway

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

WC

Wash hand basin with storage below, low level WC and partly tiled walls.

Study

Front aspect and laminate flooring.

Reception/Dining Room

Feature fireplace and laminate flooring. Bi-folding doors leading to the garden.

Kitchen/Breakfast/Family Room

Range of base and eye level units, sink, dishwasher, fridge/freezer, double oven/microwave, gas hob, extractor hood, breakfast bar and laminate flooring. Bi-folding doors leading to the garden.

Utility

Range of units, washing machine, tumble dryer and fridge/freezer. Door leading outside.

First Floor Landing

Cupboard and carpet flooring.

Bedroom One

Front aspect, carpet flooring and door leading through to;

En Suite

Shower cubicle, bath, wash hand basin with storage below, low level WC and tiled flooring.

Bedroom Two

Front aspect, cupboard and carpet flooring.

Bedroom Three

Rear aspect, cupboard and carpet flooring.

Bedroom Four

Front aspect, cupboard and carpet flooring.

Bathroom

Bath with shower, low level WC, wash hand basin with storage below and tiled flooring.

To The Rear

Areas laid to decking, lawn and patio. Pergola and side access to the front of the property.

To The Front

Lawned area and driveway parking.

Council Tax

Band E.

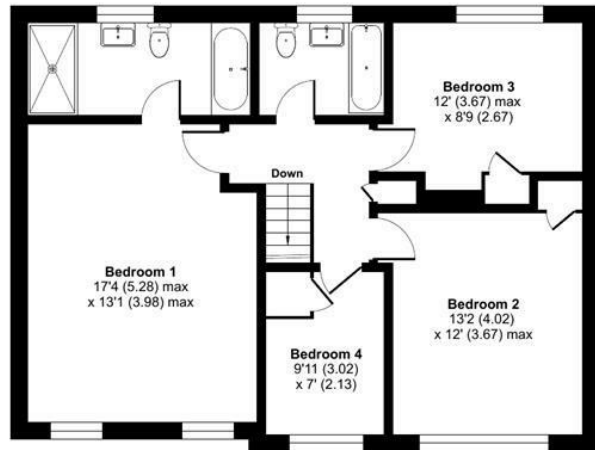
FLOORPLAN



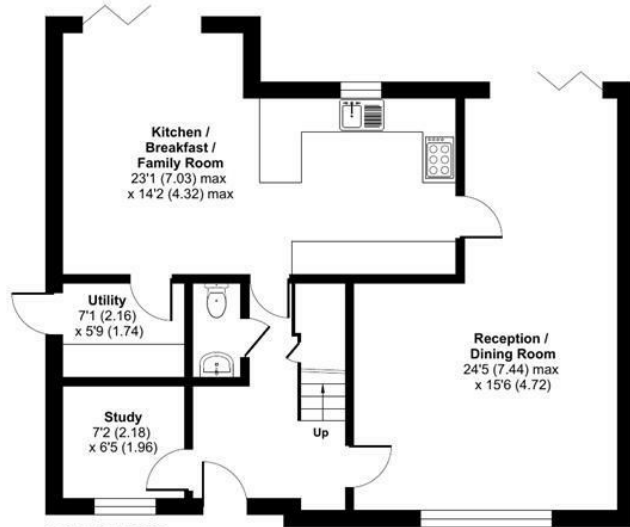
Glynswood, Camberley, GU15

Approximate Area = 1596 sq ft / 148.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Knights Property Services. REF: 1410201



GLYNSWOOD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - For sale is this sizeable detached home, ideally positioned at the end of a cul-de-sac and within close proximity of well regarded schools such as The Grove, Prior Heath, Ravenscote and Tomlinscote. The beautifully presented home comprising; reception/dining room, study, WC and a stylish open plan kitchen/breakfast/family room, complemented by a utility. The first floor offers four bedrooms, with a modern four piece en suite to bedroom one and a bathroom. Externally, the property boasts a southerly facing rear garden featuring a generously sized decked area and patio, ideal for entertaining.

The property is well positioned for Frimley Park Hospital, Camberley town centre, Frimley high street and good transport links.