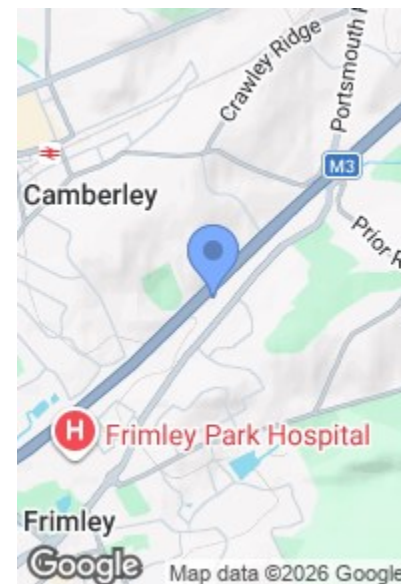
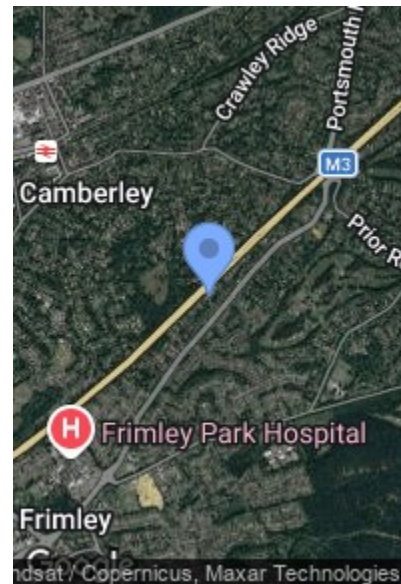
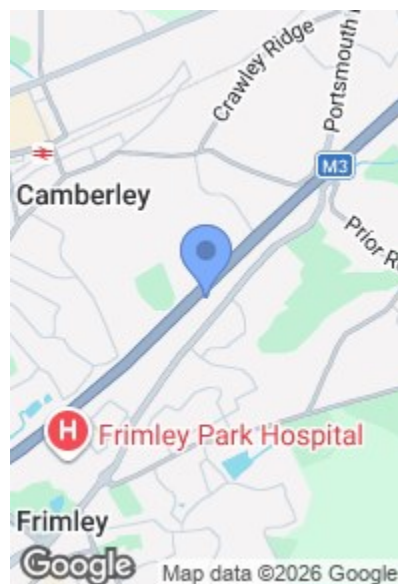


ROAD MAP

HYBRID MAP

TERRAIN MAP



BADGERS COPSE, CAMBERLEY GU15  
PRICE GUIDE £750,000

Camberley 01276 539111  
Email: [enquiries@knightsproperty.com](mailto:enquiries@knightsproperty.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightsproperty.com](http://www.knightsproperty.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	70	80
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	





## MAIN FEATURES

- Extended Detached Property
- Four Good-Sized Bedrooms
- Triple Glazed Windows Throughout
- Summer House & Pergola
- Double Garage & Ample Driveway Parking
- Extremely Well Presented
- Refitted En Suite To Bedroom One
- Landscaped Garden
- Close To Well-Regarded Schools
- Good Transport Links

## FULL DETAILS

### Entrance Hallway

Enter via door, stairs leading to the first floor and laminate flooring.

### WC

Wash hand basin, low level WC, partly tiled walls and tiled flooring.

### Study

Acoustic panelling to one wall, carpet flooring and storage cupboard housing the boiler.

### Reception Room

Acoustic panelling, air conditioning unit, feature electric fireplace and carpet flooring.

### Dining Room

Laminate flooring and new patio doors leading to the;

### Conservatory

Laminate flooring and doors leading to the garden.

### Kitchen/Breakfast Room

Range of base and eye level units, ceramic sink, dishwasher, four ring gas hob, extractor fan, oven/grill and space for; fridge/freezer and washing machine. Breakfast bar, understairs bespoke storage and door leading to the side of the property.

### First Floor Landing

Cupboard and carpet flooring.

### Bedroom One

Front aspect, feature wall, wardrobe, air conditioning unit, carpet flooring and door leading to the;

### En Suite

Wash hand basin with storage below, low level WC, large shower cubicle with power shower, partly tiled walls and tiled flooring.

### Bedroom Two

Front aspect, air conditioning unit and carpet flooring.

### Bedroom Three

Rear aspect, acoustic panelling and carpet flooring.

### Bedroom Four

Rear aspect and carpet flooring.

### Bathroom

Wash hand basin with storage below, low level WC, bath with power shower, heated towel rail, partly tiled walls and laminate flooring.

### To The Rear

Mainly laid to artificial lawn with patio area. Pergola and summer house with electric. Side access both sides leading to the front.

### To The Front

Driveway offering parking for four cars, with space for visitors parking for a further two cars. Electric car charger and access to the;

### Double Garage

Up and over doors.

### Council Tax

Band F.

## FLOORPLAN

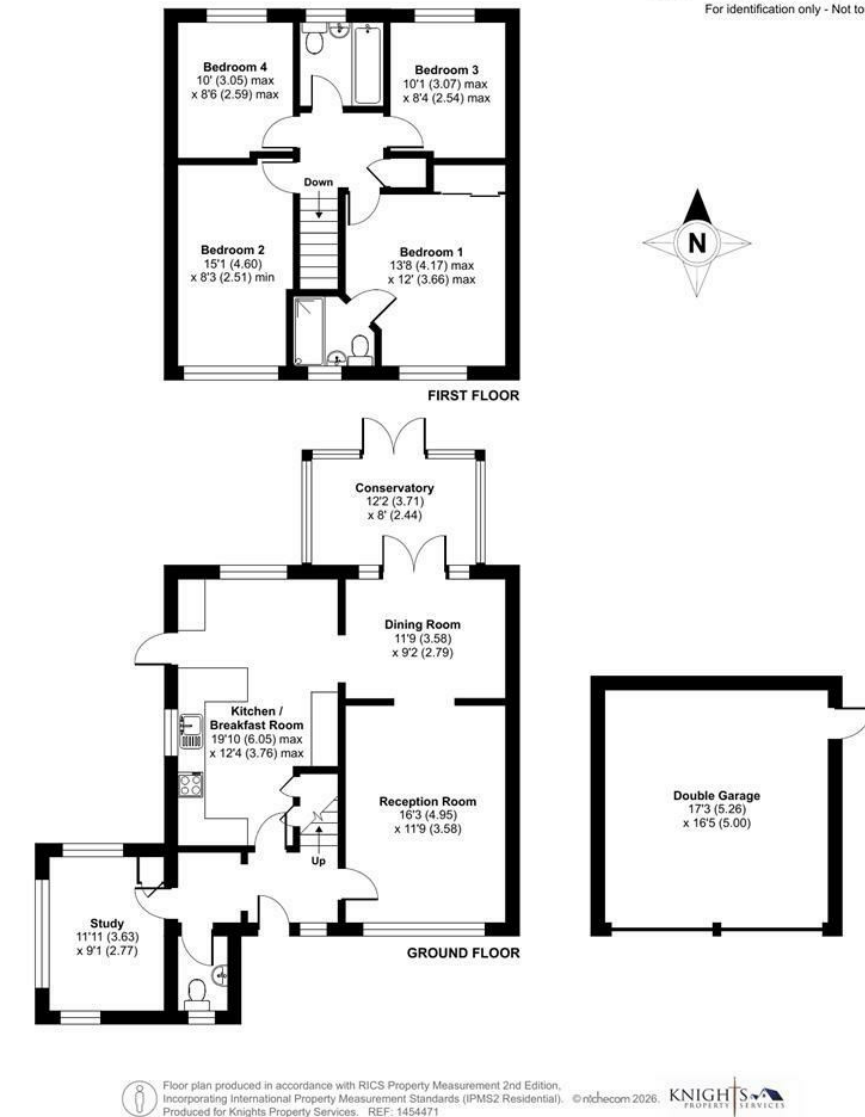
### Badgers Copse, Camberley, GU15

Approximate Area = 1502 sq ft / 139.5 sq m

Garage = 283 sq ft / 26.3 sq m

Total = 1785 sq ft / 165.8 sq m

For identification only - Not to scale



## BADGERS COPSE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - Nestled on Badgers Copse, Camberley, is this extremely well presented and extended detached house for sale, perfect for families seeking both comfort and style. This beautiful property, which boasts a great blend of modern living and versatile spaces, is within easy reach of well-regarded schools and good transport links. It is ideally situated within a close of only five houses, in a non-estate location. The property also has scope to extend further STPP. Upon entering, you are greeted by a spacious ground floor that features a reception room that seamlessly connects to a dining room, with access onto the bright conservatory, ideal for enjoying the garden views. To complete the ground floor there is a study, convenient WC and a stylish open plan kitchen/breakfast room. As you ascend to the first floor, you will find four generously sized bedrooms, each offering ample space and comfort, with the principle bedroom benefitting from a refitted en suite. There is a modern family bathroom, which has also been refitted. Externally the property continues to impress with its very well maintained landscaped garden, featuring a pergola and a summer house, perfect for relaxation or outdoor entertaining. Additional highlights include driveway parking and a double garage, providing ample space for vehicles and storage. Having undergone numerous improvements by the current owners, this home is ready for its new occupants to move in and enjoy. A viewing is highly recommended to fully appreciate the exceptional qualities this home has to offer.