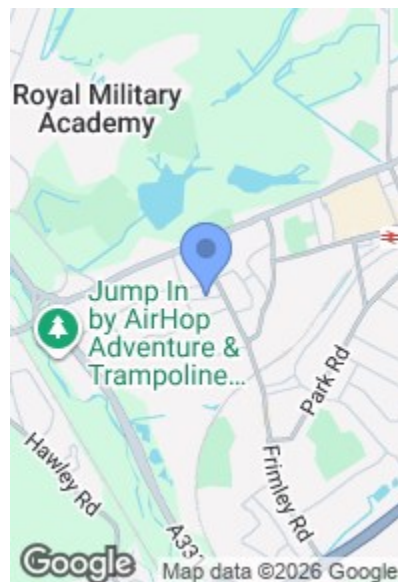


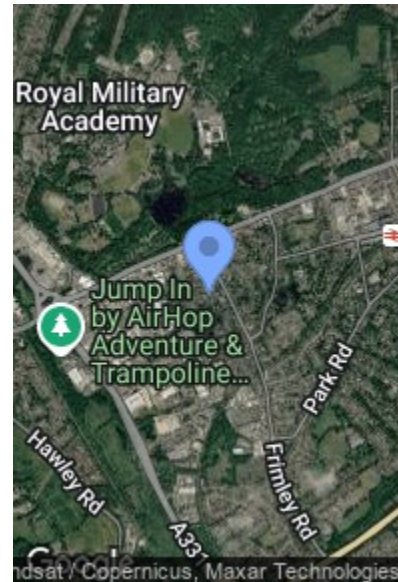


ALEXANDRA AVENUE, CAMBERLEY GU15
OFFERS IN EXCESS OF £425,000

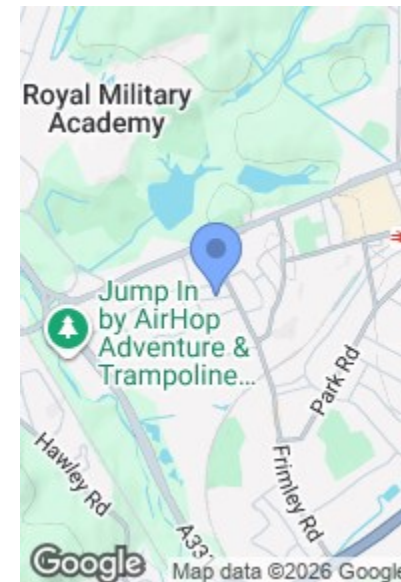
ROAD MAP



HYBRID MAP



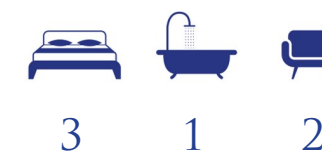
TERRAIN MAP



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		62	77
		EU Directive 2002/91/EC	





FLOORPLAN

MAIN FEATURES

- Detached Property
- Three Bedrooms
- Modern Bathroom
- Sizeable Rear Garden
- Close To A Wide Range Of Amenities
- Very Well Presented
- Bonus Loft Room
- Open Plan Kitchen/Dining Room
- Characterful
- Good Commuter Links

FULL DETAILS

Hall

Enter via door, carpeted stairs leading to the first floor, wood flooring and understairs storage with space for; tumble dryer and washing machine.

Kitchen/Dining Room

Range of base and eye level units, sink, fridge/freezer, dishwasher, microwave, double oven/grill, gas hob, extractor fan, boiler, island and tiled flooring. Dining area has wood flooring and doors leading to the rear garden.

Living Room

Front aspect bay window and wood flooring.

First Floor Landing

Carpet flooring.

Bedroom One

Front aspect, storage space and carpet flooring.

Bedroom Two

Rear aspect, feature capped fireplace and carpet flooring.

Bedroom Three

Front aspect and carpet flooring.

Bathroom

Walk-in shower cubicle, bath, low level WC, wash hand basin with storage, partly tiled walls and tiled flooring.

Bonus Loft Room

Storage, insulated, heating and electric.

To The Rear

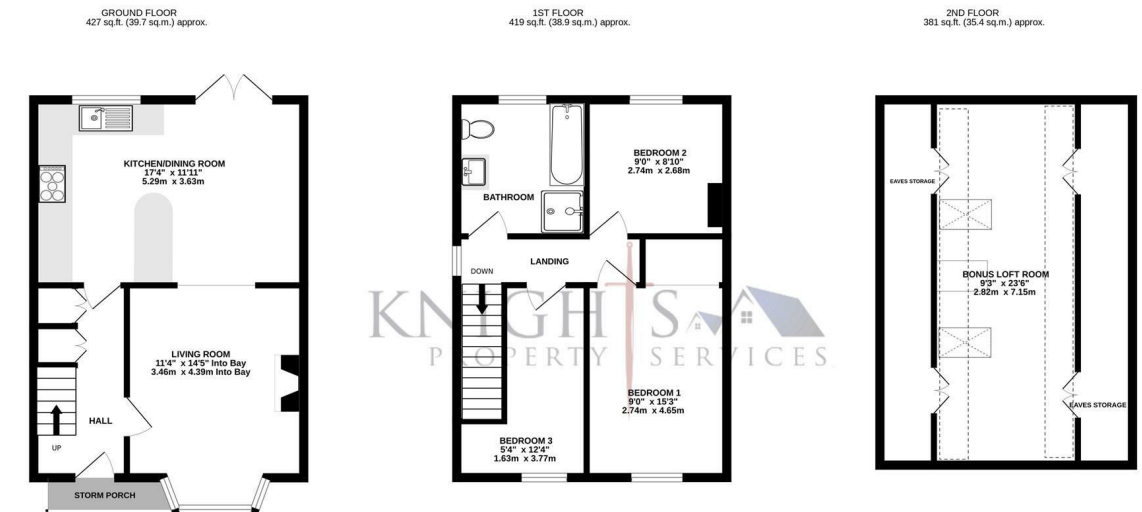
Patio area leading to a large lawned area. Shingled area and a shed. Side access to the front of the property.

To The Front

Picket fencing and newly laid shingle. Gate leading to the rear garden.

Council Tax

Band D.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ALEXANDRA AVENUE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - Nestled on Alexandra Avenue in Camberley is this characterful detached house, now available for sale. This very well presented property boasts a prime location, conveniently close to Frimley Road, which offers a delightful selection of shops, as well as Camberley town centre and The Meadows shopping centre. It is positioned well for excellent transport links in addition to local schools and Places Leisure, making it an ideal choice for families and commuters alike. To the ground floor there is a welcoming living room that flows seamlessly into a modern open plan kitchen/dining room, with doors that open out to a generously sized rear garden, providing a wonderful outdoor space. Venturing to the first floor, the property features three bedrooms and a modern four-piece bathroom. Additionally, the property includes a bonus loft room. This delightful home combines modern living with a fantastic location, making it a must-see property.