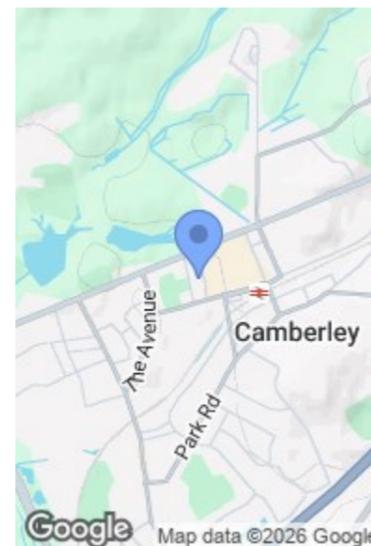
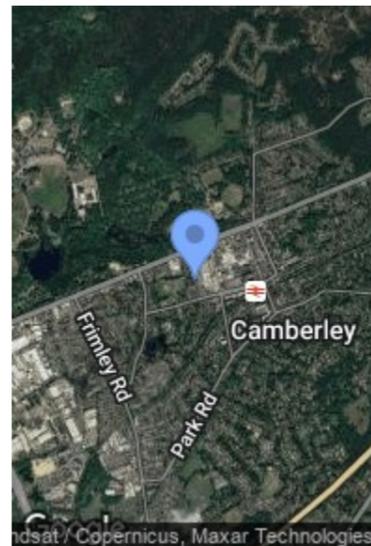
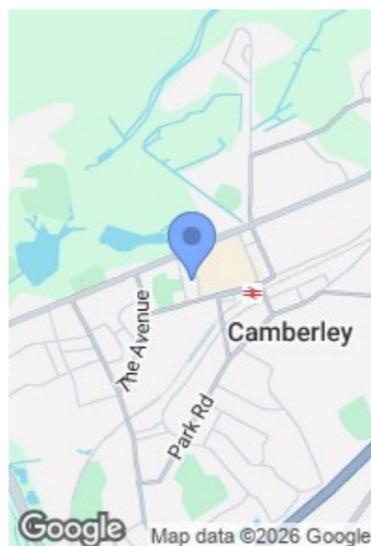


ROAD MAP

HYBRID MAP

TERRAIN MAP



SOUTHERN ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £550,000

Camberley 01276 539111  
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54 Obelisk Way, Camberley, Surrey GU15 3SG  
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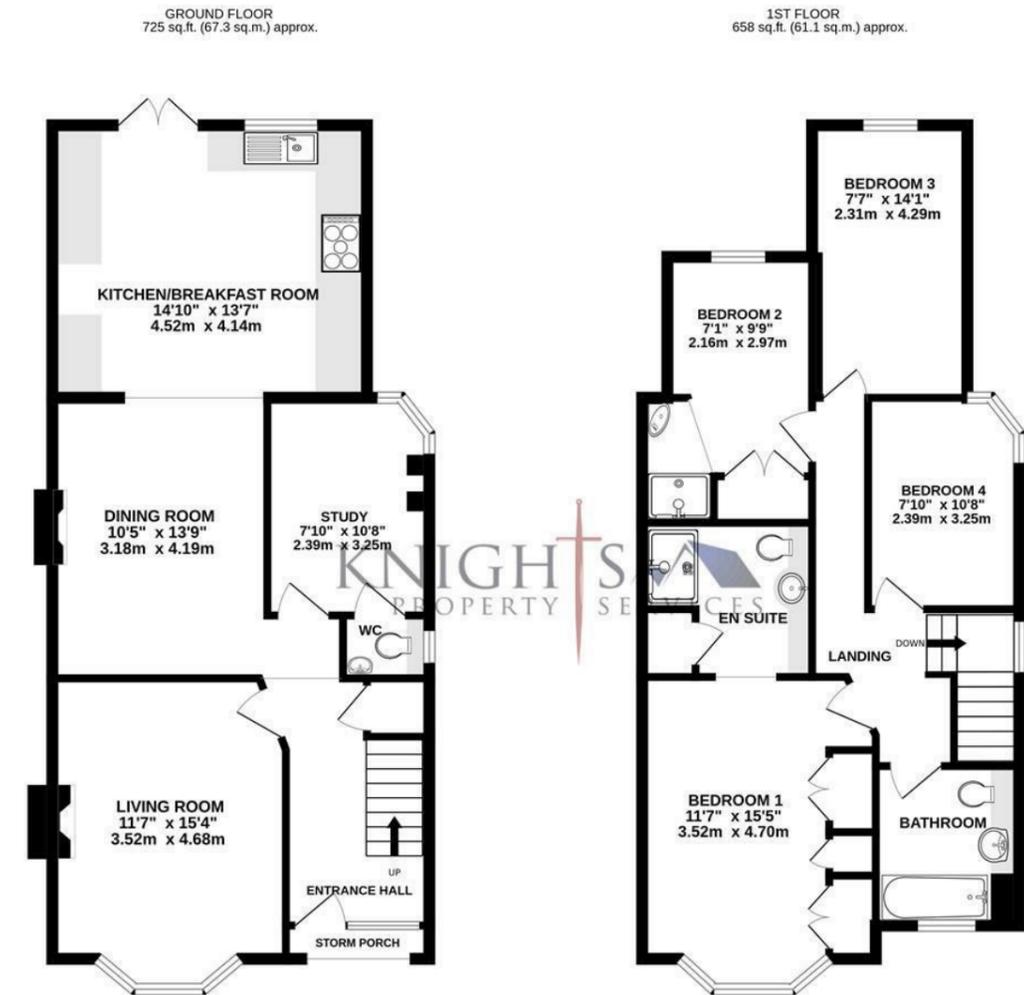


| Energy Efficiency Rating                    |        | Current                 | Potential |
|---|--------|-------------------------|-----------|
| Very energy efficient - lower running costs |        |                         |           |
| A   | 92-100 |                         |           |
| B   | 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                             |        | 65                      | 80        |
|   |        | EU Directive 2002/91/EC |           |





## FLOORPLAN



TOTAL FLOOR AREA: 1382 sq.ft. (128.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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## SOUTHERN ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES \*\*NO ONWARD CHAIN\*\* For sale is this very well presented four bedroom detached property in Camberley town centre. The ground floor comprising; living room, study, WC and dining room leading through to the open plan kitchen/breakfast room. To the first floor there are four bedrooms with an en suite to bedroom one and an en suite shower and wash hand basin to bedroom two as well as a main bathroom. Additional features to mention include a good-sized rear garden and driveway parking. This characterful property, which is ideally situated for good transport links and for all that Camberley has to offer, is being sold with no onward chain.

## MAIN FEATURES

- No Onward Chain
- Four Bedrooms
- Characterful & Very Well Presented
- Driveway Parking
- Town Centre Location
- Detached Property
- En Suite To Bedroom One
- Shower To Bedroom Two
- Good-Sized Rear Garden

## FULL DETAILS

### Entrance Hall

Enter via door, understairs storage and stairs leading to the first floor. Tiled flooring.

### Living Room

Bay window and laminate flooring.

### Dining Room

Feature fireplace and laminate flooring. Leading through to the;

### Kitchen/Breakfast Room

Range of base and eye level units, sink, hob, extractor fan, double oven and space for; fridge/freezer, dishwasher, tumble dryer and washing machine. Partly tiled walls, tiled flooring and doors leading to the garden.

### Study

Tiled flooring.

### WC

Wash hand basin and low level WC.

### First Floor Landing

Carpet flooring.

### Bathroom

Bath with shower attachment, low level WC, wash hand basin with storage, vanity mirror, tiled walls and tiled flooring.

### Bedroom One

Front aspect bay window, wardrobes and laminate flooring.

### En Suite

Shower cubicle, low level WC, wash hand basin, vanity mirror and feature tiling.

### Bedroom Two

Rear aspect, wardrobe, carpet flooring and en suite shower and wash hand basin with storage below.

### Bedroom Three

Rear aspect and carpet flooring.

### Bedroom Four

Carpet flooring.

### To The Rear

Patio area with steps leading to the lawned area.

### To The Front

Driveway parking.

### Council Tax

Band E.