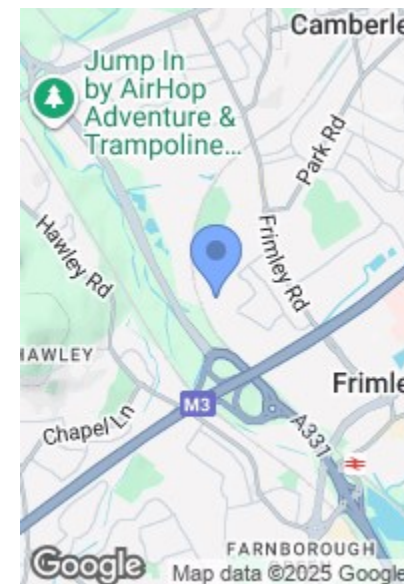
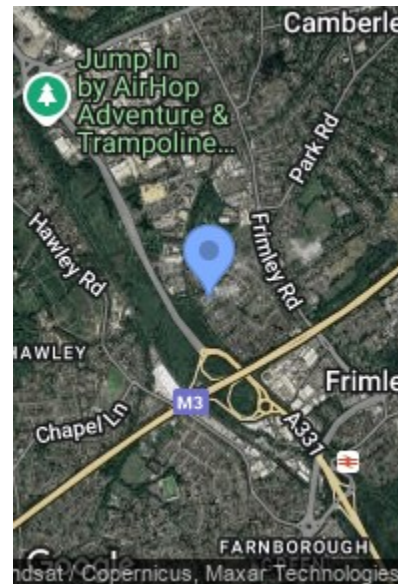
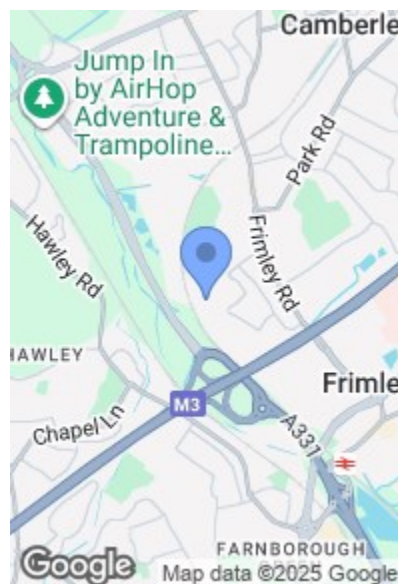


ROAD MAP

HYBRID MAP

TERRAIN MAP



RIVERMEAD ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £425,000

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		85
B (81-91)		
C (69-80)		
D (55-68)	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

- No Onward Chain
- Semi Detached Property
- Three Bedrooms
- Very Well Presented
- Large Garden (In Excess Of 100ft Approx.)
- Driveway Parking
- Garage
- Close To Local Amenities
- Good Commuter Links

## FULL DETAILS

### Entrance Hallway

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

### Reception/Dining Room

20'7 x 12'0 (6.27m x 3.66m)

Feature brick fireplace, carpet flooring and sliding door leading to the rear garden.

### Kitchen

11'0 x 8'0 (3.35m x 2.44m)

Range of base and eye level units, sink, four ring electric hob, oven, extractor fan and space for; fridge and washer/dryer. Understairs storage, partly tiled walls, laminate flooring and door leading to the side of the property.

### First Floor Landing

Airing cupboard and carpet flooring.

### Bathroom

Bath with power shower, wash hand basin with storage, tiled walls and tiled flooring.

### WC

Low level WC, tiled walls and tiled flooring.

### Bedroom One

12'4 x 10'4 (3.76m x 3.15m)

Front aspect double bedroom and carpet flooring.

### Bedroom Two

11'0 x 8'0 (3.35m x 2.44m)

Rear aspect double bedroom and carpet flooring.

### Bedroom Three

9'6 x 8'10 (2.90m x 2.69m)

Front aspect and carpet flooring.

### To The Rear

Mainly laid to lawn with patio area. Side access to the front of the property.

### To The Front

Shingled driveway parking, lawned areas and access to the;

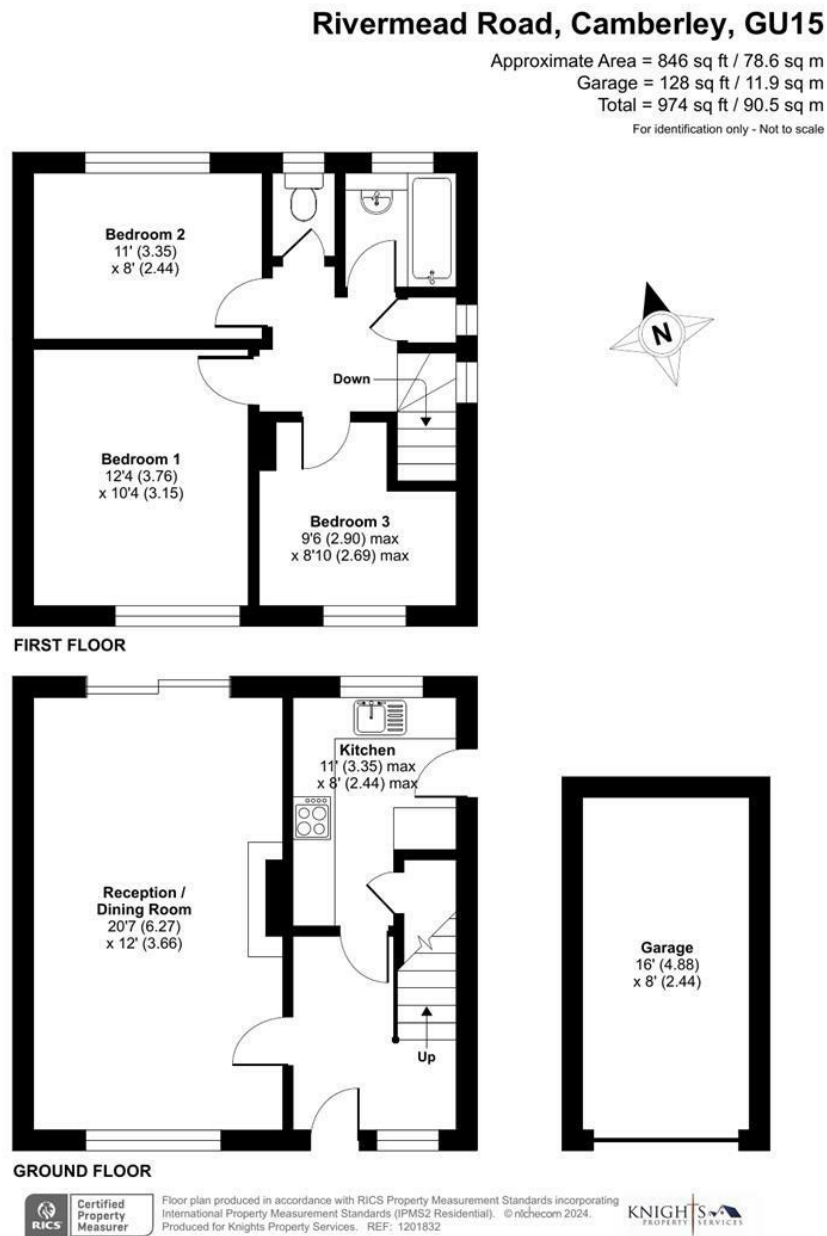
### Garage

16'0 x 8'0 (4.88m x 2.44m)

### Council Tax

Band D.

## FLOORPLAN



## RIVERMEAD ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** New to the market for sale is this very well presented semi detached property, situated on a substantially sized plot and close to a range of local amenities and schools. The property boasts driveway parking, a detached garage and large rear garden in excess of 100ft (approximately). The home, which is being sold with no onward chain, has potential to extend subject to planning permissions. The ground floor comprising; kitchen and spacious reception/dining room. There are three good-sized bedrooms to the first floor along with a bathroom with separate WC. Camberley town centre is also within close proximity as well as Frimley Park hospital and good commuter links.