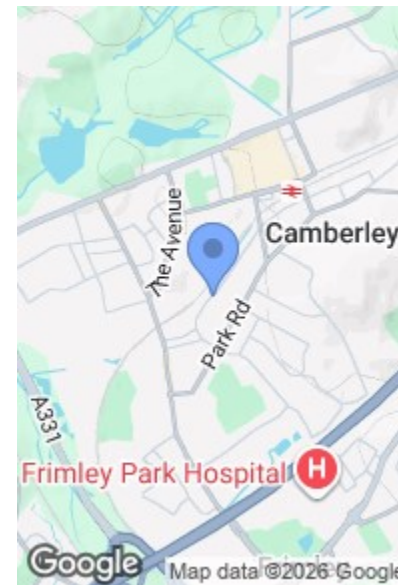
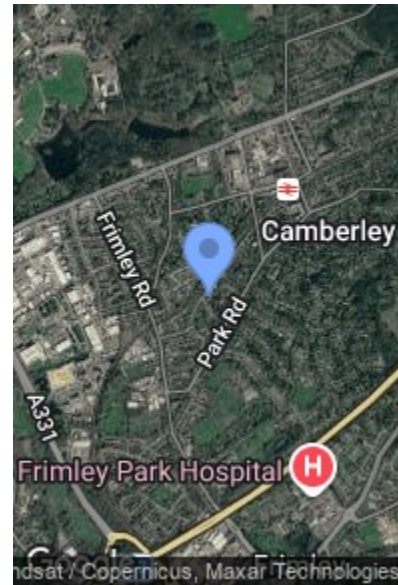
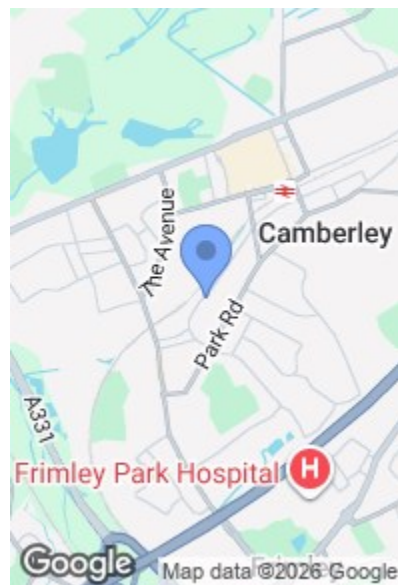


ROAD MAP

HYBRID MAP

TERRAIN MAP

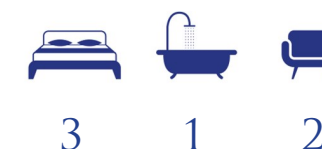


GORDON AVENUE, CAMBERLEY GU15  
OFFERS IN EXCESS OF £550,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
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	





## FLOORPLAN

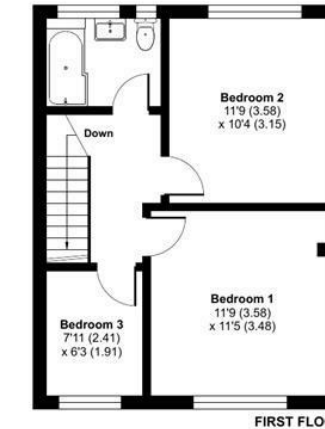
### Gordon Avenue, Camberley, GU15

Approximate Area = 1028 sq ft / 95.5 sq m

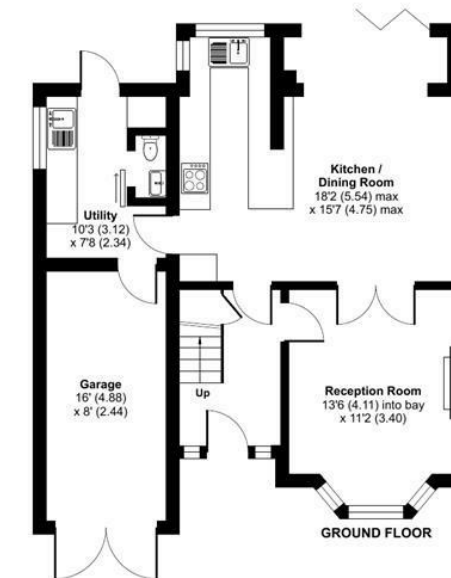
Garage = 122 sq ft / 11.3 sq m

Total = 1150 sq ft / 106.8 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). © nitchcom 2024. KNIGHTS PROPERTY SERVICES. Produced for Knights Property Services. REF: 1206519

## MAIN FEATURES

- Semi Detached Home
- Excellently Presented
- Three Good-Size Bedrooms
- Walking Distance Of Camberley Town Centre
- Garage & Driveway Parking
- Landscaped Rear Garden
- Open Plan Kitchen/Dining Room
- Great Commuter Links

## FULL DETAILS

Reception Room  
13'6 x 11'2 (4.11m x 3.40m )

Kitchen/Dining Room  
18'2 x 15'7 (5.54m x 4.75m )

Utility  
10'3 x 7'8 (3.12m x 2.34m )

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

First Floor Landing

Bedroom One  
11'9 x 11'5 (3.58m x 3.48m )

Bedroom Two  
11'9 x 10'4 (3.58m x 3.15m )

Bedroom Three  
7'11 x 6'3 (2.41m x 1.91m )

Bathroom

Council Tax  
Band D.

## GORDON AVENUE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - Knights are pleased to offer to the market this excellently presented three bedroom semi detached home, within walking distance of Camberley town centre. The current owners have tastefully modernized the property throughout, which offers an open plan kitchen/dining room, warm cozy reception room with feature log burner, integral garage, utility and ground floor WC. To the first floor there are two double bedrooms, a third spacious single room and a newly fitted bathroom suite. Externally the property is just as well maintained, offering driveway parking for multiple cars and a landscaped and spacious garden.

The home is ideally situated for all that Camberley has to offer such as Places Leisure, Atrium complex, The Square shopping centre and train station.