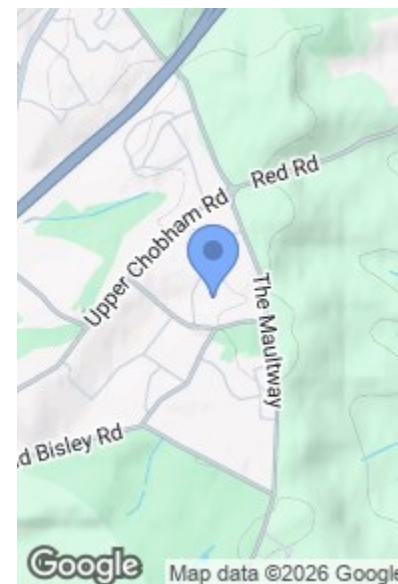
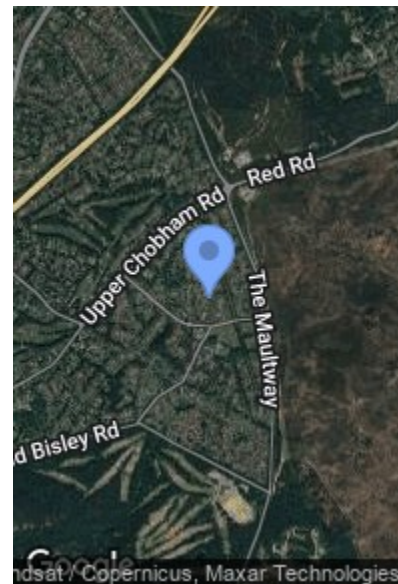


ROAD MAP

HYBRID MAP

TERRAIN MAP

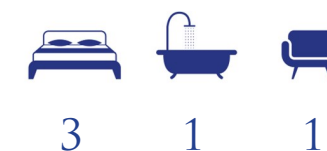


ESKDALE WAY, CAMBERLEY GU15
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	69	77
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





FLOORPLAN

MAIN FEATURES

- No Onward Chain
- Three Bedrooms
- New Flooring
- Landscaped Rear Garden
- Sought-After Heatherside Development
- Very Well Presented Home
- Recently Decorated Throughout
- Driveway Parking
- Garage In A Block
- Close To Well Regarded Schools

FULL DETAILS

Hallway

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

WC

Wash hand basin with storage below and low level WC.

Kitchen

Front aspect, range of base and eye level units, sink, four ring hob, oven and space for; fridge/freezer, washing machine and dishwasher. New linoleum flooring.

Living/Dining Room

New carpet flooring, understairs storage cupboard and doors leading to the garden.

First Floor Landing

New carpet flooring, airing cupboard and access to the loft via hatch.

Bedroom One

Rear aspect, wardrobes and new carpet flooring.

Bedroom Two

Front aspect and new carpet flooring.

Bedroom Three

Rear aspect, storage and new carpet flooring.

Bathroom

Wash hand basin with storage below, low level WC, bath with shower attachment, tiled walls and new linoleum flooring.

To The Front

Driveway parking.

To The Rear

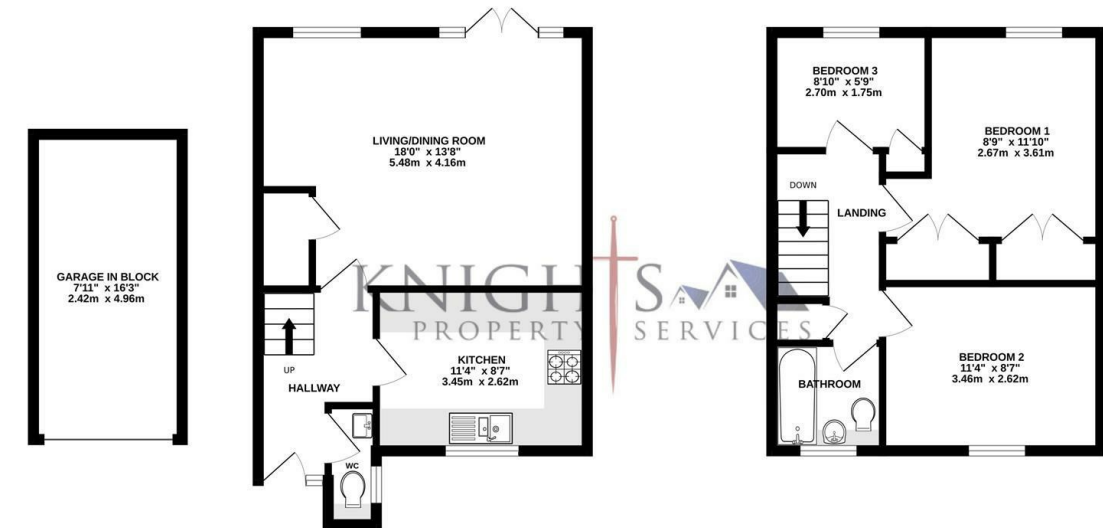
Landscaped garden comprising; patio area, area laid to artificial lawn with planters, borders and a rose tree. Shed and gate leading to the rear.

Council Tax

Band D.

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 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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ESKDALE WAY, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** Nestled on the desirable Heatherside development on Eskdale Way is this beautifully presented home for sale with no onward chain. The ground floor features a large living/dining room with access on to the landscaped garden, modern kitchen and a convenient WC, enhancing the practicality of the living space. The first floor has three bedrooms and a modern bathroom. The current owner has recently decorated the property throughout as well as replaced the flooring.

Outside, the property boasts a beautifully landscaped garden and driveway parking. The home also comes with a garage in a block.

The property is within close proximity of well regarded schools such as Heather Ridge, Ravenscote and Tomlinscote, making it an excellent choice for families. Local amenities, including a Sainsbury's, newsagents, pharmacy and a dentist, are just a short stroll away. Woodlands and parks are also within easy reach.