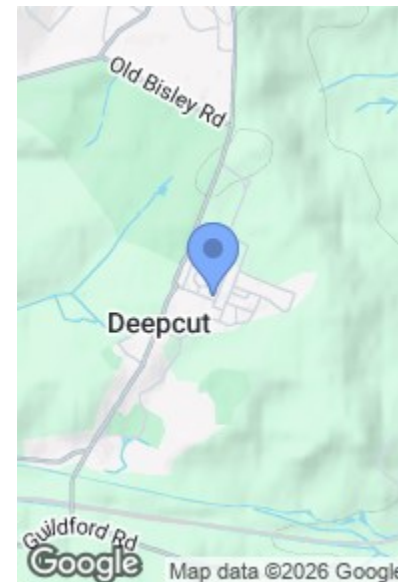
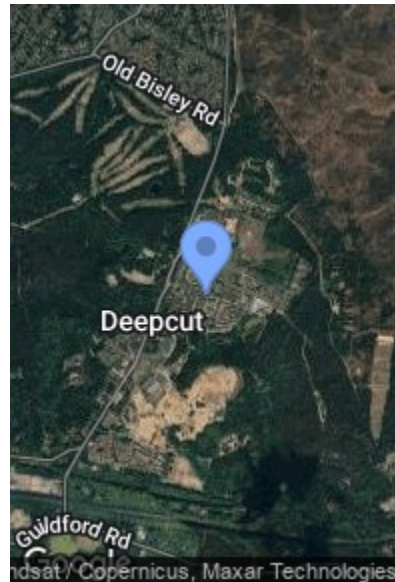




ROAD MAP

HYBRID MAP

TERRAIN MAP

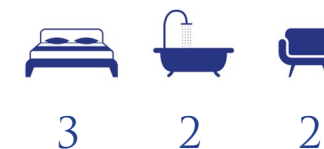


SWORDSMANS ROAD, DEEPCUT, CAMBERLEY GU16  
OFFERS IN EXCESS OF £525,000

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	
	Potential
Very energy efficient - lower running costs	
A (92 plus)	87
B (81-91)	
C (69-80)	
D (55-68)	71
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC







## MAIN FEATURES

- Very Well Presented Property
- Three Bedrooms
- Good-Sized Rear Garden
- Two Reception Rooms
- Scope To Add Two Bonus Rooms & Shower Room STPP
- Driveway Parking
- New Wet Room & Bathroom
- New Kitchen
- Close To Local Amenities

## FULL DETAILS

### Entrance Hallway

Enter via front door, understairs storage, Amtico flooring and carpeted stairs leading to the first floor. Cupboard with space for; tumble dryer.

### Kitchen

Range of base and eye level units, Samsung granite worktops, undermount sink, electric hob, oven/grill, extractor fan, dishwasher, washing machine and space for; fridge/freezer. LED undercounter and pelmet lighting. Polished granite flooring.

### Wet Room

Wet room with spa jets and showerheads, wash hand basin, low level WC, concealed lighting, ventilation, concealed storage and waterproof shutters. Slate flooring with electric underfloor heating, heated towel rail and thermostatic bidet connection.

### Living Room

Carpet flooring and door leading through to;

### Garden Room

Insulated, Amtico flooring and doors leading to the garden.

### First Floor Landing

Carpet flooring and cupboard.

### Bathroom

Bath with power shower and screen, low level WC, wash hand basin, demister mirror, storage cabinets, lighting, ventilation, chrome towel rail, bidet connection and polished granite flooring.

### Bedroom One

Dual aspect and carpet flooring.

### Bedroom Two

Front aspect, storage and carpet flooring.

### Bedroom Three

Front aspect, storage and carpet flooring.

### Loft Space

Potential to add two bonus rooms along with a shower room subject to planning permissions.

### To The Rear

Mainly laid to lawn with patio area. Two sheds and gate leading;

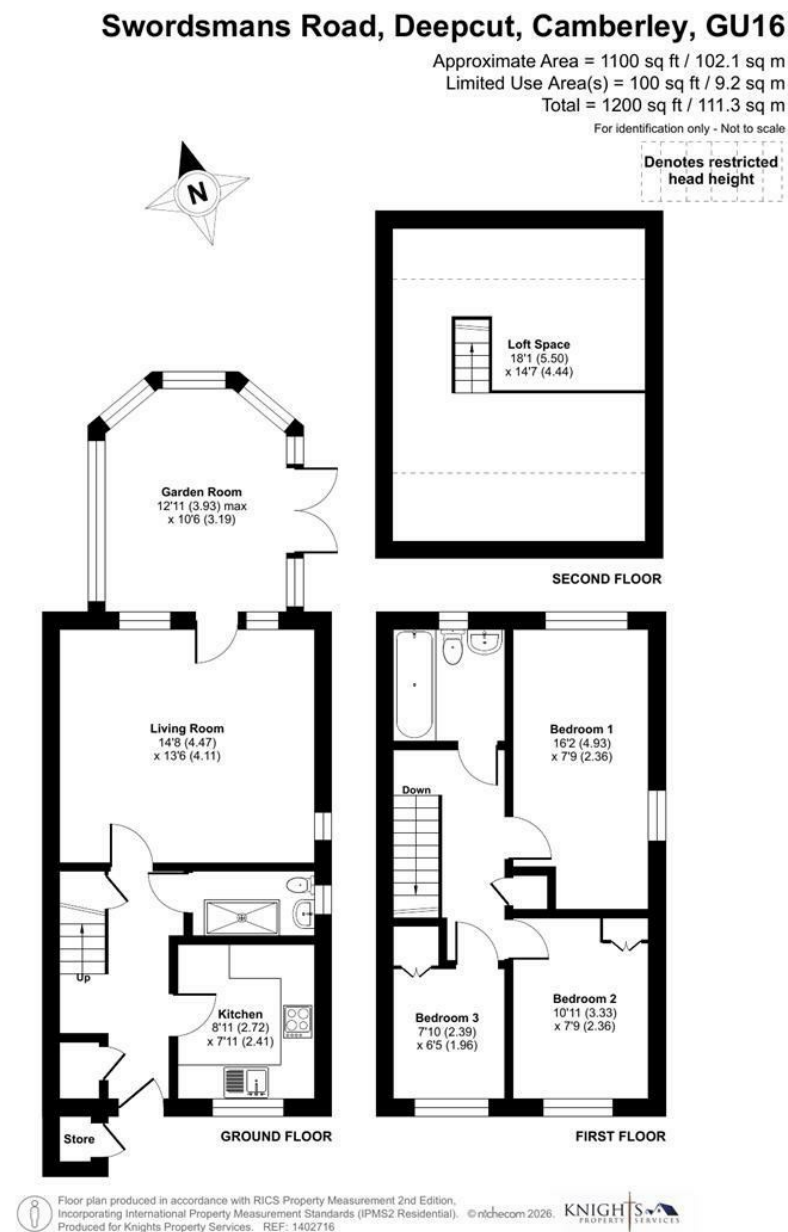
### To The Side

Driveway parking.

### Council Tax

Band D.

## FLOORPLAN



## SWORDSMANS ROAD, DEEPCUT, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - New to the market for sale is this very well presented three bedroom property, situated on the ever popular Dettingen Park development, occupying a cul-de-sac position. The home has undergone lots of improvements by the current owner, such as a new kitchen, new bathroom, new wet room, insulating the garden room and more.

The ground floor boasts a kitchen, wet room, living room and garden room. To the first floor there are three bedrooms along with a bathroom. Additional features to mention include a good-sized rear garden and driveway parking. There is the potential to add two bonus rooms in the loft along with a shower room STPP.

The property is well positioned for a good range of local amenities in addition to well regarded schools. The home is situated for good commuter links with access to London via the M3 and Brookwood and Farnborough train stations.