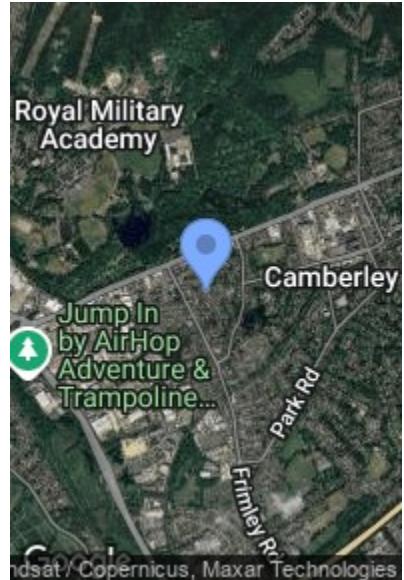


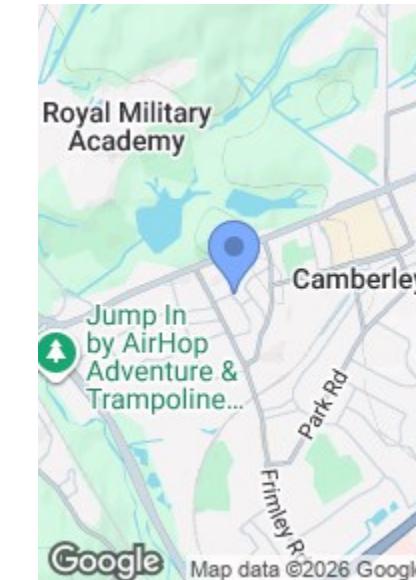
ROAD MAP



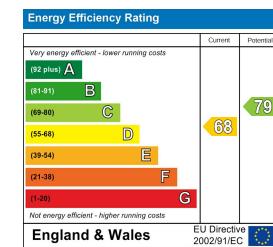
HYBRID MAP



TERRAIN MAP



WOODLANDS ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £700,000



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## FLOORPLAN

### Woodlands Road, Camberley, GU15

Approximate Area = 1778 sq ft / 165.1 sq m  
 Garage = 152 sq ft / 14.1 sq m  
 Total = 1930 sq ft / 179.2 sq m  
 For identification only - Not to scale



## MAIN FEATURES

- Sizeable Detached Property
- No Onward Chain
- Four Good-Sized Bedrooms
- Driveway Parking
- New Wren Kitchen
- Versatile Accommodation
- En Suite To Bedroom One
- Large Garden
- New Boiler & Hot Water Cylinder
- Garage (With Parking)

## FULL DETAILS

### Entrance Hall

Enter via new front door, stairs leading to the first floor, understairs storage and Italian porcelain tiled flooring.

### Living Room

Front aspect bay window, feature fireplace and tiled flooring.

### WC

Storage, wash hand basin, low level WC, heated towel rail, partly tiled walls and tiled flooring.

### Kitchen/Dining Room

Range of base and eye level units, quartz work surfaces, central island, sink with InSinkErator hot tap, extractor fan and Rangemaster cooker with six ring gas hob and double oven and grill. Fridge/freezer, dishwasher, drinks cooler and tea and coffee station. Pantry and Italian porcelain tiled flooring. Bi-fold doors leading to the garden.

### Utility

Range of base and eye level units, sink, new boiler and space for; washing machine. Door leading to the garden.

### Snug

Rear aspect and Italian porcelain tiled flooring.

### Study

Side aspect.

### Garage

Power, lighting and up and over door.

### First Floor Landing

Spacious landing with carpet flooring. Access to boarded loft via hatch with ladder.

### Bedroom One

Front aspect bay window, propeller light, wardrobes with mirrored sliding doors, carpet flooring and door leading through to;

### En Suite

Shower cubicle, wash hand basin with storage below, low level WC, partly tiled walls and tiled flooring,

### Bedroom Two

Rear aspect and carpet flooring.

### Bedroom Three

Front aspect, storage and carpet flooring.

### Bedroom Four

Rear aspect and carpet flooring.

### Bathroom

Bath, wash hand basin, low level WC, tiled walls and vinyl flooring.

### To The Rear

Mainly laid to lawn with patio areas. Decked area, mature planting and pergola.

### To The Front

Driveway parking, lawned area and mature planting. Access to the garage and gate leading to the rear garden.

### Council Tax

Band F.

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. KNIGHT'S PROPERTY SERVICES

## WOODLANDS ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES \*\*NO ONWARD CHAIN\*\* New to the market for sale is this well presented detached property, occupying a spacious plot. A standout feature and the heart of the home is the stunning kitchen/dining room which the current owner has opened up, with a separate utility and snug. To complete the versatile ground floor there is a living room, study and WC. The first floor boasts four good-sized bedrooms with an en suite to bedroom one and a bathroom. There is ample driveway parking to the front of the property with access to the garage (with parking), as well as a sizeable rear garden with a new pergola, ideal for entertaining. The property has undergone more improvements by the current owner including new bi-folds, new boiler and hot water cylinder, as well as new flooring and plastering.

The property, which is being sold with no onward chain, is ideally situated close to local schools and a good range of shops along the Frimley Road. Camberley town centre is within close proximity as well as good transport links. A viewing is highly recommended to really appreciate everything that this property has to offer.