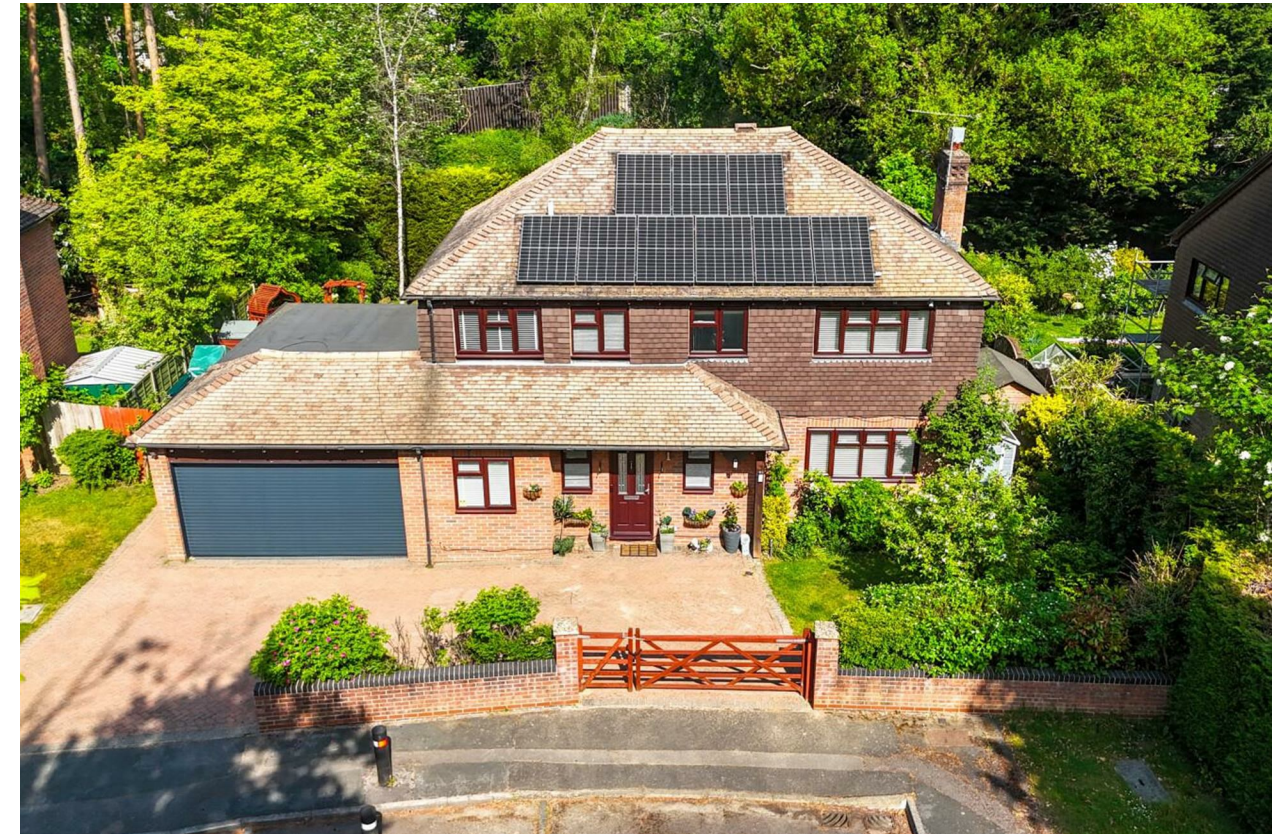
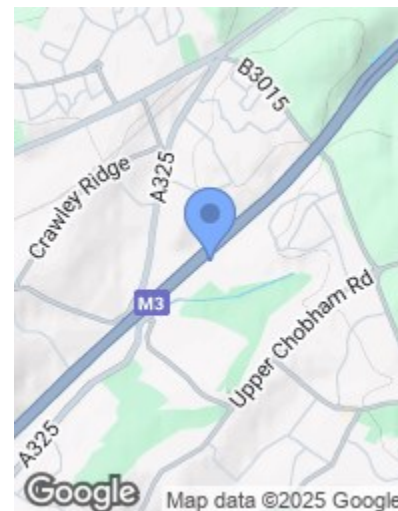
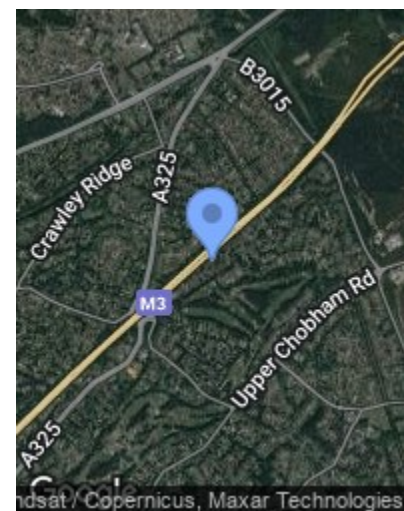
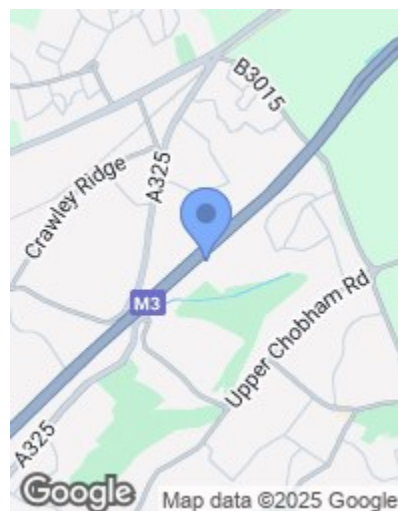


ROAD MAP

HYBRID MAP

TERRAIN MAP

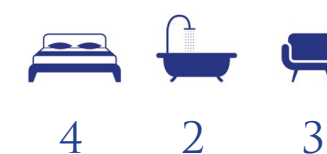


YOULDEN DRIVE, CAMBERLEY GU15
OFFERS IN EXCESS OF £675,000

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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)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		67	83
		EU Directive 2002/91/EC	





FLOORPLAN

Youlden Drive, Camberley, GU15

Approximate Area = 1699 sq ft / 157.8 sq m

Garage = 262 sq ft / 24.3 sq m

Total = 1961 sq ft / 182.1 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 2025. KNIGHTS PROPERTY SERVICES. Produced for Knights Property Services. REF: 1286542

MAIN FEATURES

- Stunning Detached Family Home
- Four Double Bedrooms
- En Suite To Bedroom One
- Beautiful Landscaped Garden
- Modern Kitchen With Separate Utility
- In & Out Driveway
- Triple Glazed Windows & Doors
- Solar Panels (Owned)
- Close To Well Regarded Schools

FULL DETAILS

Entrance Hall

Enter via front door, understairs storage, stairs leading to the first floor and LVT flooring.

Cloakroom

Wash hand basin, vanity mirror, low level WC and tiled flooring.

Living Room

Feature fireplace, feature wall, carpet flooring and french doors leading to the landscaped garden. Archway leading through to;

Dining Room

Rear aspect and LVT flooring.

Study

Bespokely made desk, shelving and storage units. Carpet flooring.

Kitchen

Rear aspect, range of base and eye level units, quartz work surfaces, four ring induction hob, extractor hood, double oven/grill, hot plate, fridge/freezer, dishwasher, breakfast bar and LVT flooring.

Utility

Range of base and eye level units, sink and space for; washing machine and tumble dryer. LVT flooring and door leading outside.

Garage

Power, lighting and electric roller door.

First Floor Landing

Airing cupboard and carpet flooring.

Bedroom One

Bespokely made wardrobes and units, carpet flooring and door leading to the;

En Suite

Refitted. Bath, corner shower cubicle, wash hand basin, low level WC, storage, heated towel rail, underfloor heating, tiled flooring and tiled walls.

Bedroom Two

Rear aspect double bedroom and carpet flooring.

Bedroom Three

Rear aspect double bedroom and carpet flooring.

Bedroom Four

Front aspect double bedroom and carpet flooring.

Bathroom

Bath, low level WC, wash hand basin, storage, heated towel rail, tiled flooring and tiled walls.

To The Front

Driveway parking and access to the garage. Lawned area, mature planting and access to the rear of the property.

To The Rear

Beautiful garden which has an area laid to decking and patio area surrounded by picket fencing, with steps leading to large lawned area and a range of mature planting.

Council Tax

Band G.

YOULDEN DRIVE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - Knights are very excited to market for sale this extremely well presented and beautiful detached property, which offers both modern and versatile living and is close to well regarded schools. The sizeable ground floor features a dual aspect living room with feature fireplace which flows through to the dining room, study, cloakroom and stylish kitchen with separate utility, with access to the garage. The first floor boasts a modern bathroom and four generously sized double bedrooms with a luxurious en suite to bedroom one. Further standout features to mention include an 'in & out' driveway to the front with access to the garage and a large and very well maintained rear garden, ideal for entertaining. The stunning home also has triple glazed windows and doors as well as solar panels (which are owned and have battery storage). Camberley town centre is also within close proximity as well as good transport links. A viewing is highly recommended to really appreciate everything that this home has to offer.