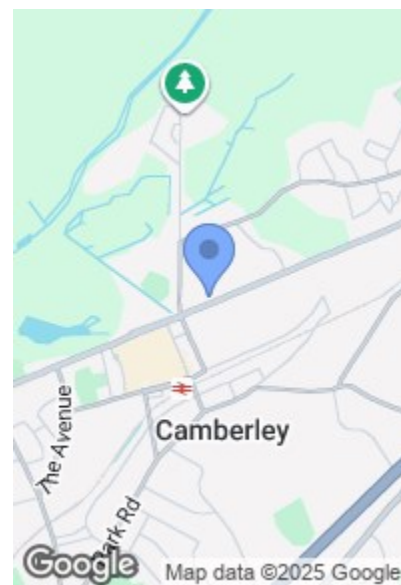


ROAD MAP

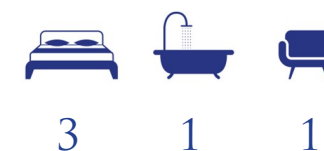


HARTFORD RISE, CAMBERLEY GU15  
OFFERS IN EXCESS OF £375,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		89
B	81-91		
C	69-80		
D	55-68	65	
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
- Low Maintenance Garden
- Cul-De-Sac Setting
- Access To A30, M3 Close At Hand
- Terraced Property
- Close To Well Regarded Schools
- Carport & Garage
- Close To Frimley Park Hospital
- Close To Camberley Town Centre/Train Station

### FULL DETAILS

#### Hallway

Enter via door, understairs storage and carpet flooring.

#### Kitchen

Range of base and eye level units, cooker, sink and space for; fridge/freezer, freezer, dishwasher and washing machine. Partly tiled walls and laminate flooring.

#### Living/Dining Room

Carpet flooring and sliding door leading to the rear garden.

#### First Floor Landing

Storage, carpet flooring and access to the boarded and insulated loft.

#### Bedroom One

Rear aspect, storage and carpet flooring.

#### Bedroom Two

Front aspect, storage and carpet flooring.

#### Bedroom Three

Rear aspect and carpet flooring.

#### Bathroom

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

#### To The Rear

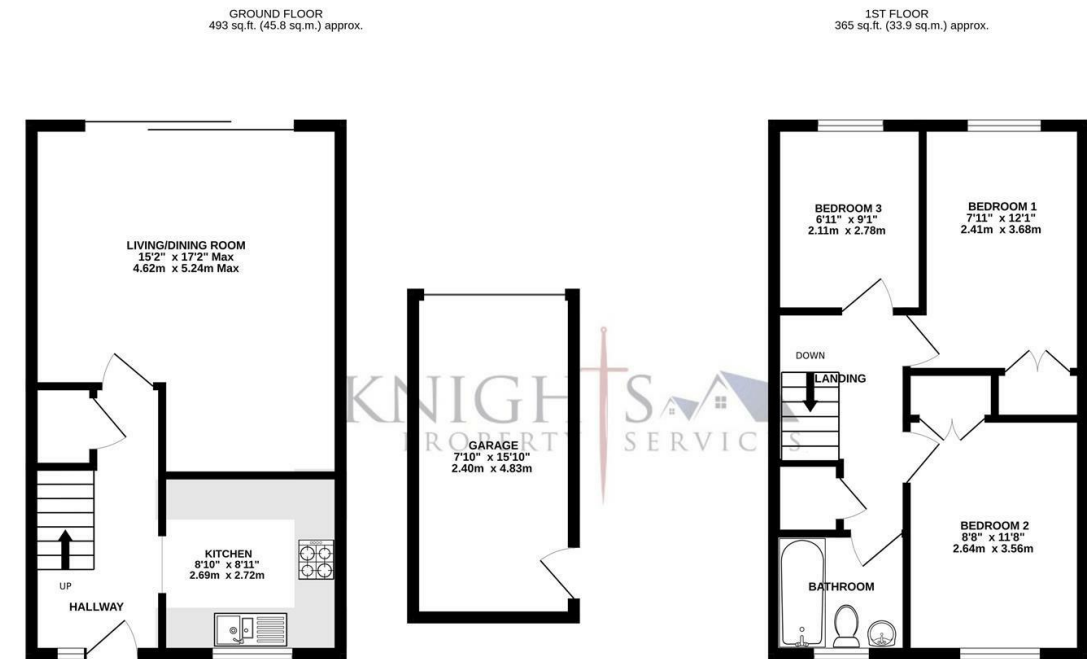
Mainly laid to lawn with patio area.

#### To The Front

Mainly laid to patio and access to the garage and carport.

#### Council Tax

Band C.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 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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## HARTFORD RISE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this mid terraced property along Hartford Rise, situated within walking distance of Frimley Park Hospital and Frimley high street. The ground floor comprising; kitchen and good-sized living/dining room with access on to the low maintenance garden. To complete the property internally there are three bedrooms to the first floor along with a bathroom. Additional highlights include a garage and carport. The property, which is being sold with no onward chain, is situated close to well regarded schools such as The Grove and Tomlinscote. There is easy access to Camberley town centre, as well as good transport links.