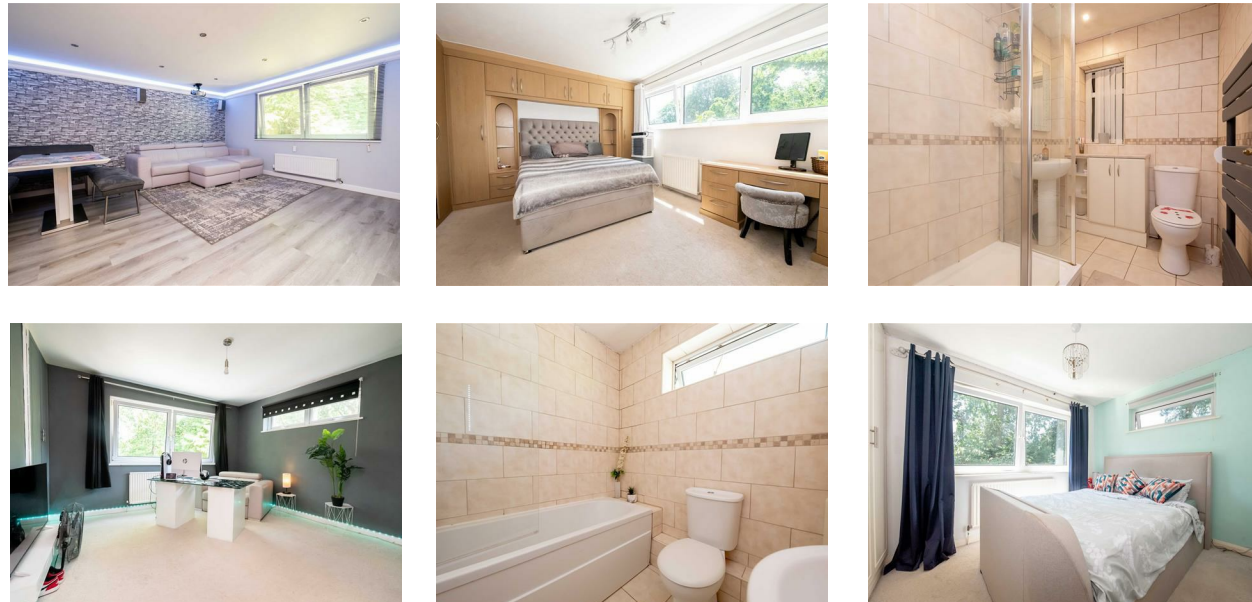
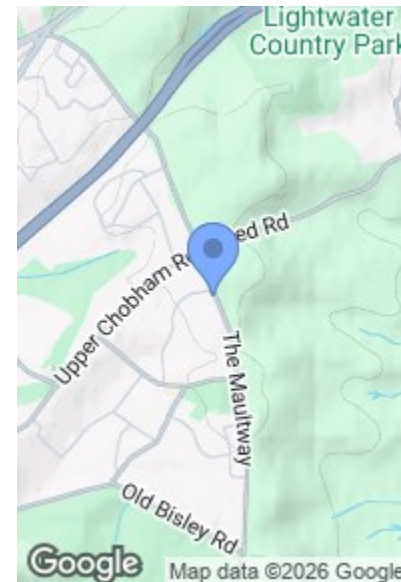
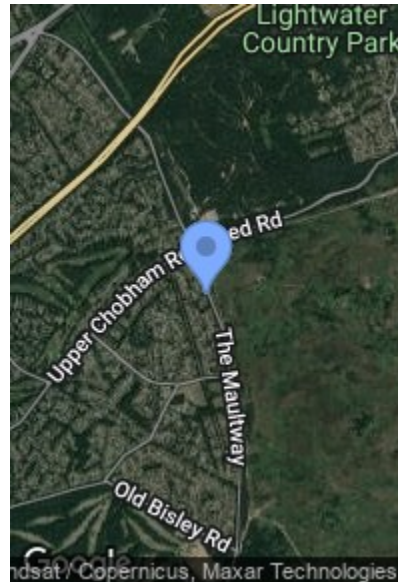
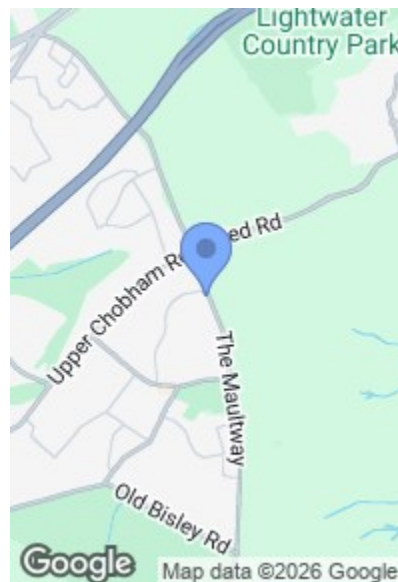




ROAD MAP

HYBRID MAP

TERRAIN MAP

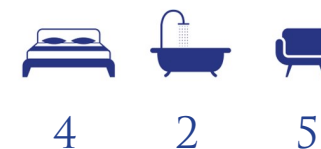


THE MAULTWAY, CAMBERLEY GU15
OFFERS IN EXCESS OF £725,000

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (82 plus)		
B (81-81)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	70	80
EU Directive 2002/91/EC		





MAIN FEATURES

- Well Presented Detached Property
- Five Reception Rooms
- Gated Entrance
- Good-Sized Garden
- Good Commuter Links
- Four Double Bedrooms
- Ample Driveway Parking
- Shower Room & Bathroom
- Close To Well-Regarded Schools
- Versatile Living

FULL DETAILS

Entrance Porch

Enter via door and tiled flooring.

Reception Hall

Stairs leading to the first floor.

Office

Front aspect and bespoke desk, units and shelving.

Shower Room

Double shower cubicle, low level WC, wash hand basin, vanity mirror, storage, heated towel rail, tiled flooring and tiled walls.

Living Room

Dual aspect and carpet flooring.

Dining Room

Carpet flooring.

Conservatory

Tiled flooring and door leading to the garden.

Kitchen/Breakfast Room

Range of base and eye level units, five ring gas hob, extractor hood, oven/grill, sink, fridge/freezer, dishwasher and leading through to the utility room.

Utility Room

Range of base and eye level units and space for; washing machine and tumble dryer.

Cinema/Family Room

Feature wall and laminate flooring.

Workshop

Power and lighting. Access to a WC.

First Floor Landing

Cupboard and carpet flooring.

Bedroom One

Rear aspect, carpet flooring and bespoke storage.

Bedroom Two

Dual aspect, wardrobe and carpet flooring.

Bedroom Three

Dual aspect, wardrobe and carpet flooring.

Bedroom Four

Dual aspect, wardrobe and carpet flooring. Doors leading to the balcony.

Bathroom

Bath with shower, low level WC, wash hand basin, vanity mirror, heated towel rail, tiled flooring and tiled walls.

To The Front

Gated entrance and ample driveway parking. Range of mature trees and shrubs. Access to the rear garden on both sides.

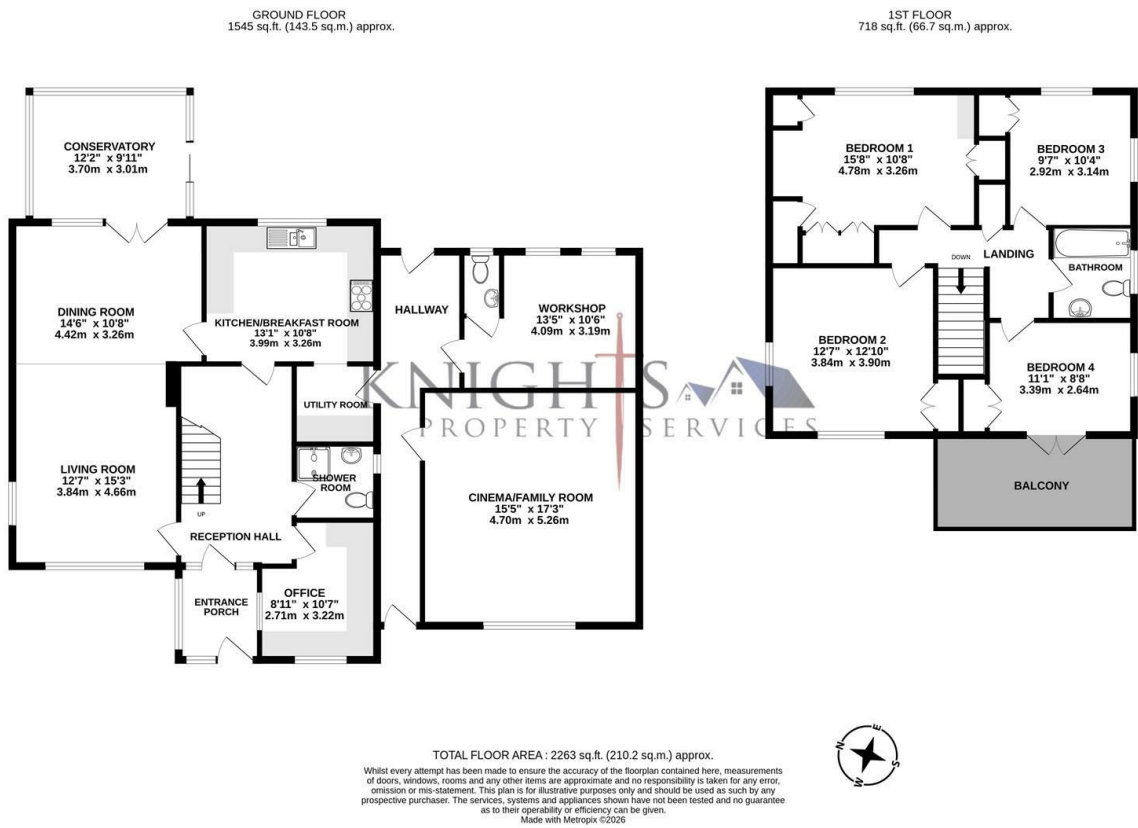
To The Rear

Large lawned area with patio area. Access to the front of the property.

Council Tax

Band F.

FLOORPLAN



THE MAULTWAY, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - For sale is this well presented detached home, situated within close proximity of well-regarded schools and local amenities. The sizeable and versatile property also benefits from excellent transport connections, with convenient access to the M3. The current owners have significantly enhanced the home, most notably by opening up the frontage to create a substantial driveway providing ample off-road parking. The former garage has been converted to offer a versatile additional reception space, currently used as a cinema/family room, with potential to be adapted into a self-contained annexe (subject to the necessary planning permissions). The ground floor further comprises of a living room, dining room, conservatory, kitchen/breakfast room with separate utility room, office and a shower room. The first floor boasts four double bedrooms (with a balcony to bedroom four) and a refitted bathroom. The good-sized rear garden enjoys a sunny aspect and is complemented by a substantial side area, which offers scope to extend STPP.