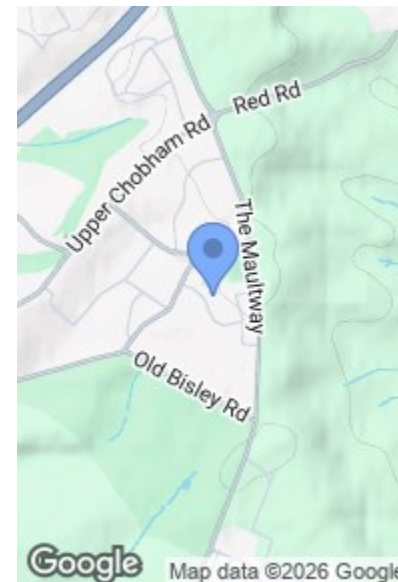
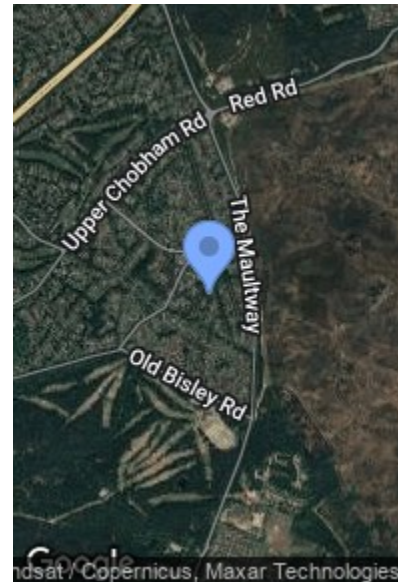


ROAD MAP

HYBRID MAP

TERRAIN MAP

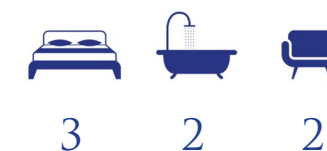


KIRKSTONE CLOSE, CAMBERLEY GU15
£450,000

Camberley 01276 539111
Email: enquiries@knightsproperty.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		66	80
		EU Directive 2002/91/EC	





FLOORPLAN

Kirkstone Close, Camberley, GU15

Approximate Area = 999 sq ft / 92.8 sq m
 Garage = 133 sq ft / 12.3 sq m
 Total = 1132 sq ft / 105.1 sq m
 For identification only - Not to scale

MAIN FEATURES

- No Onward Chain
- Three Bedrooms
- Well Maintained Gardens
- Underfloor Heating In Bathroom
- Garage In A Block
- Semi Detached Property
- Shower To Bedroom One
- Very Well Presented
- Close To Well Regarded Schools
- Communal Parking Area Close To House

FULL DETAILS

Entrance Hallway

Enter via door and stairs leading to the first floor.

WC

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

Living/Dining Room

Open plan, carpet flooring and doors leading through to;

Family Room

Carpet flooring and door leading to the rear garden.

Kitchen

Range of base and eye level units, four ring gas hob, extractor fan, oven, microwave, slimline dishwasher, fridge/freezer, washing machine and sink. Partly tiled walls and tiled flooring. Door leading to the rear garden.

First Floor Landing

Carpet flooring.

Bathroom

Bath with shower attachment, low level WC, wash hand basin, heated towel rail, underfloor heating, tiled flooring and tiled walls.

Bedroom One

Rear aspect, wardrobes and carpet flooring. Door leading through to;

Shower Room

Shower cubicle, wash hand basin, tiled walls and tiled flooring.

Bedroom Two

Front aspect, wardrobes and carpet flooring.

Bedroom Three

Front aspect, storage and carpet flooring.

To The Rear

Mainly laid to lawn and block paving with planting. Shed and side access to the front of the property.

To The Front

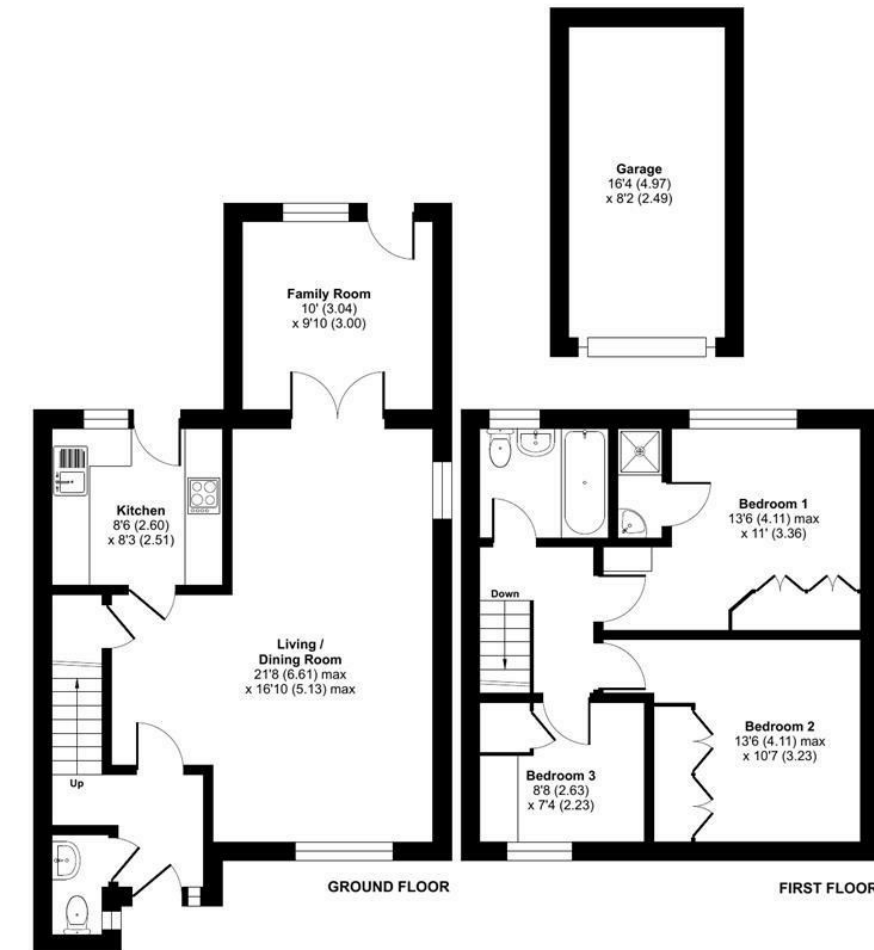
Lawned area, block paved pathway and planting. The property benefits from a pleasant outlook over a green area with established trees.

Garage

Garage in a block with adjacent communal parking area close to the house.

Council Tax

Band D.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. KNIGHTS PROPERTY SERVICES. REF: 1405754

KIRKSTONE CLOSE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** For sale is this rarely available and well positioned three bedroom semi detached house, situated in the highly sought-after area of Heatherside. This home has been extended and boasts an open plan living/dining room, family room, kitchen and WC to the ground floor. There are three good-sized bedrooms to the first floor, along with a shower to bedroom one and a bathroom. Externally the front and rear gardens are well maintained. There is also a garage in a block. A range of local shops are within walking distance, as well as the family home being within close proximity of well regarded schools such as Heather Ridge, Ravenscote and Tomlinscote. Parks and woodlands are very closeby, all making this an ideal property purchase.