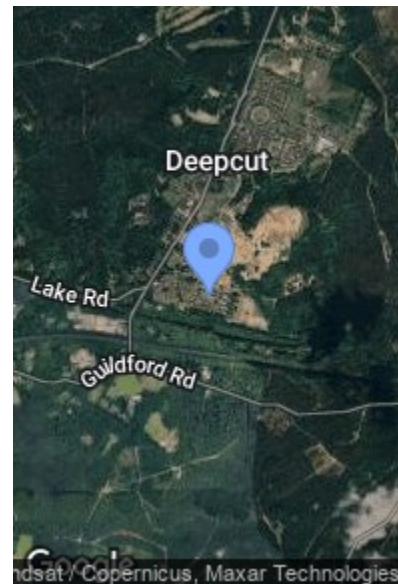


RIDGES RISE, DEEPCUT, CAMBERLEY GU16  
£475,000

ROAD MAP



HYBRID MAP



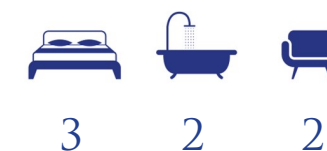
TERRAIN MAP



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	(91-100)	85	95
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)	Not energy efficient - higher running costs	
G	(1-20)		
England & Wales		EU Directive 2002/91/EC	





## MAIN FEATURES

- Semi Detached Property
- Three Bedrooms
- Two Allocated Parking Spaces
- Close To Local Amenities
- Well Maintained Garden
- Very Well Presented
- En Suite To Bedroom One
- 5 Years Left On New Build Guarantee
- Good Transport Links
- EV Charging Point

## FULL DETAILS

### Entrance Hallway

Enter via door, laminate flooring, understairs storage and carpeted stairs leading to the first floor.

### WC

Wash hand basin and low level WC.

### Kitchen/Family Room

Kitchen is fitted with a range of base and eye level units, four ring gas hob, extractor fan, oven, fridge/freezer, washing machine and dishwasher. Laminate flooring, vaulted ceiling and doors leading to the well maintained garden.

### Living Room

Front aspect and carpet flooring.

### First Floor Landing

Carpet flooring.

### Bedroom One

Rear aspect, wardrobe, carpet flooring and Juliet balcony.

### En Suite

Shower cubicle, low level WC, wash hand basin

with storage below, heated towel rail, partly tiled walls and tiled flooring.

### Bedroom Two

Front aspect, wardrobe and carpet flooring.

### Bedroom Three

Front aspect and carpet flooring.

### Bathroom

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

### To The Front

Path leading to the front door and two allocated parking spaces.

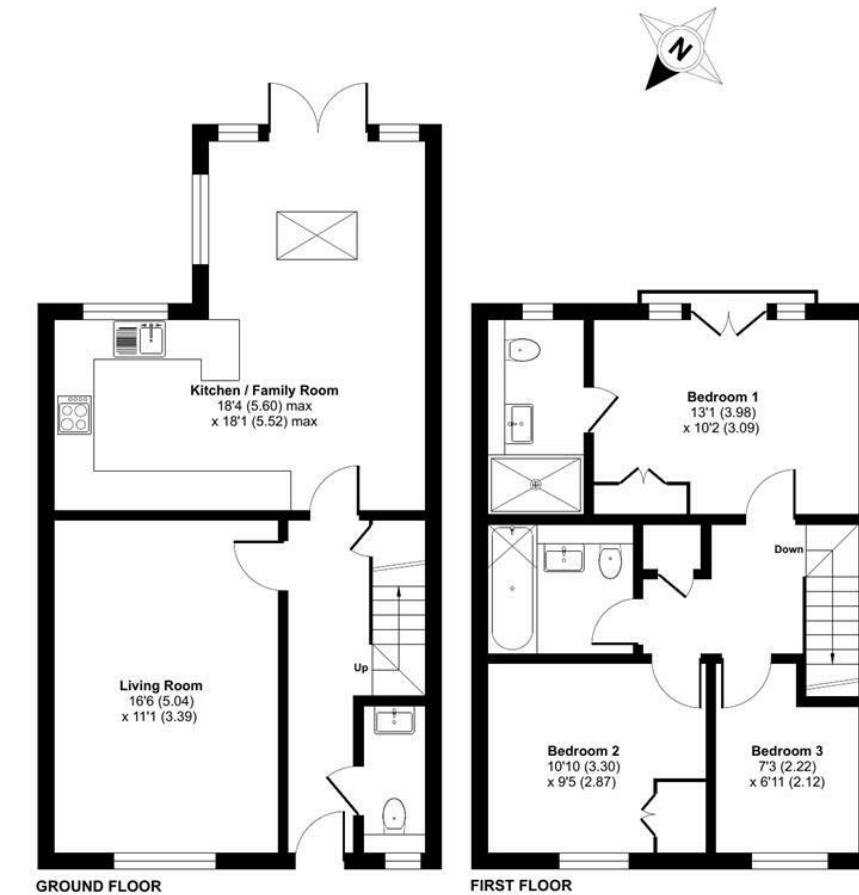
### To The Rear

Mainly laid to artificial lawn with patio area. Gate leading to the front of the property.

## FLOORPLAN

### Ridges Rise, Deepcut, Camberley, GU16

Approximate Area = 1072 sq ft / 99.5 sq m  
For identification only - Not to scale



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: 1358407.

## RIDGES RISE, DEEPCUT, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - For sale is this beautifully presented semi detached property, built by Cala Homes approximately five years ago and situated within the sought-after Mindenhurst development. The ground floor boasts; a living room, WC and an open plan kitchen/family room, which is a real focal point of the property. To complete this modern and stylish family home, there are three good-sized bedrooms to the first floor along with an en suite to bedroom one and a family bathroom. Additional features to mention include two allocated parking spaces, EV charging point and a well maintained rear garden. There is also approximately five years left on the New Build Guarantee. The property is situated close to a wide range of local amenities, in addition to Frimley Green village, Camberley town centre and local schools. The picturesque Basingstoke Canal is close by as well as Frimley Lodge Park.