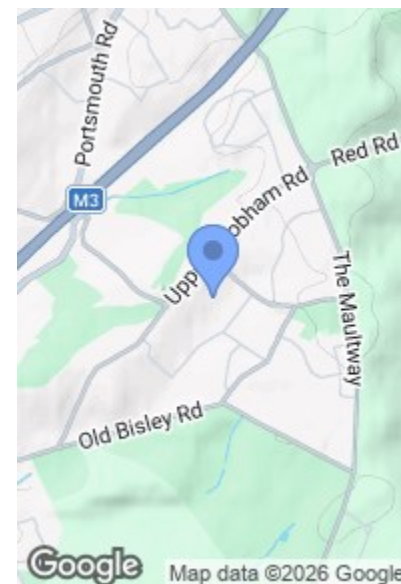
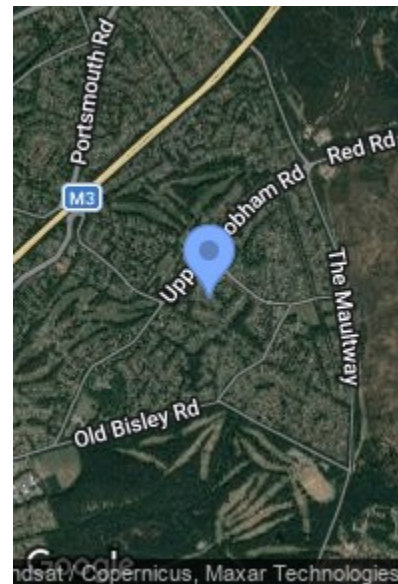
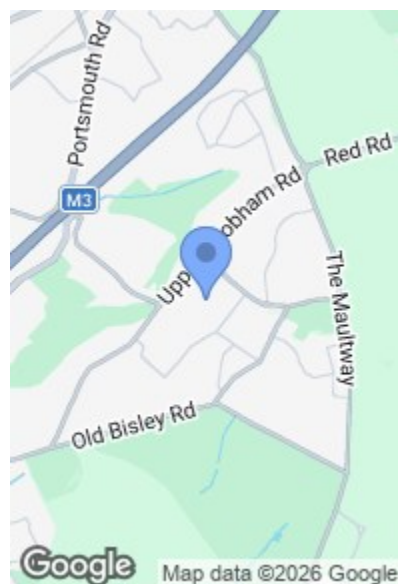


ROAD MAP

HYBRID MAP

TERRAIN MAP

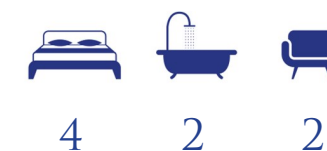


KNIGHTS WAY, CAMBERLEY GU15  
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| Energy Efficiency Rating                    |        | Current                 | Potential |
|---|--------|-------------------------|-----------|
| Very energy efficient - lower running costs |        |                         |           |
| 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                             |        | 62                      | 84        |
|   |        | EU Directive 2002/91/EC |           |



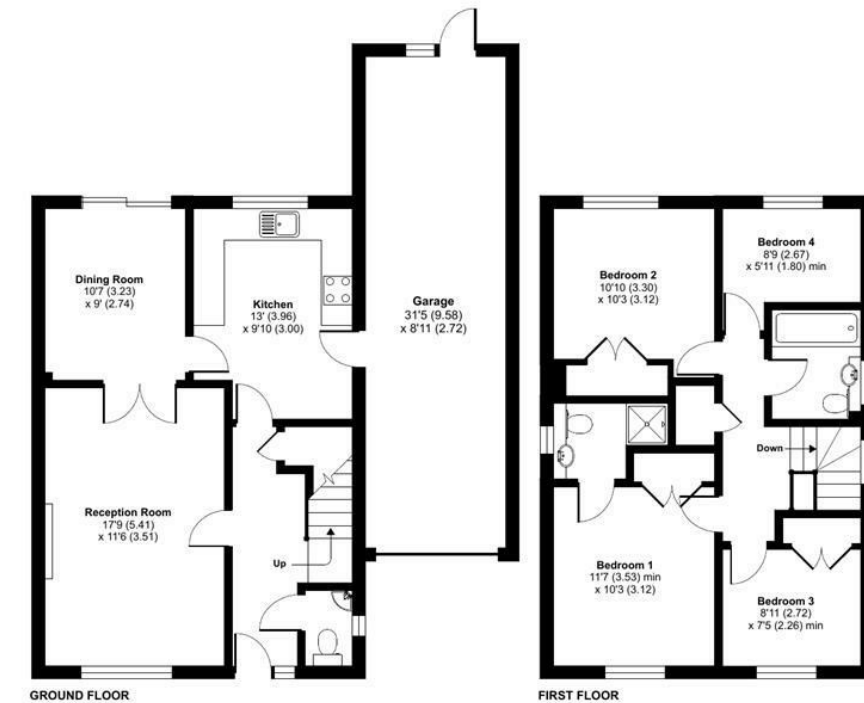


## FLOORPLAN

### Knights Way, Camberley, GU15

Approximate Area = 1456 sq ft / 135.2 sq m (includes garage)

For identification only - Not to scale



## MAIN FEATURES

- No Onward Chain
- Very Well Presented
- En Suite To Bedroom One
- Well Maintained Garden
- Driveway Parking & Double Length Garage
- Detached Property
- Four Bedrooms
- Good Commuter Links
- Close To Well Regarded Schools

## FULL DETAILS

### Entrance Hallway

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

### WC

Wash hand basin, low level WC and laminate flooring.

### Reception Room

Front aspect, feature fireplace surround, laminate flooring and doors leading through to the;

### Dining Room

Sliding door leading to the rear garden. Laminate flooring and door leading to the;

### Kitchen

Fitted with a range of base and eye level units, four ring gas hob with extractor hood above and electric fan assisted oven below, sink, washing machine, fridge/freezer and space for; dishwasher. Partly tiled walls and tiled flooring.

### Garage

Double length garage, power and lighting. Door leading to the garden.

### First Floor Landing

Airing cupboard and carpet flooring.

### Bedroom One

Front aspect, storage, laminate flooring and door leading through to the;

### En Suite

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

### Bedroom Two

Rear aspect, storage and laminate flooring.

### Bedroom Three

Front aspect, storage and laminate flooring.

### Bedroom Four

Rear aspect and laminate flooring.

### Bathroom

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

### To The Rear

Mainly laid to lawn with patio area, surrounded by shrubbery.

### To The Front

Driveway parking, shrubbery and access to the garage.

### Council Tax

Band F.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. KNIGHTS PROPERTY SERVICES. REF: 1434755

## KNIGHTS WAY, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** Situated on the desirable Amber Hill development in a quiet cul-de-sac is this very well presented four bedroom detached home. The property is situated close to the prestigious Camberley Heath Golf Club and well regarded schools such as Prior Heath, Ravenscote and Tomlinscote. The ground floor comprising; reception room, dining room, WC and kitchen with a door leading to the double length garage. The first floor boasts a modern bathroom and four bedrooms with an en suite to bedroom one. Externally there are well maintained grounds in addition to driveway parking.