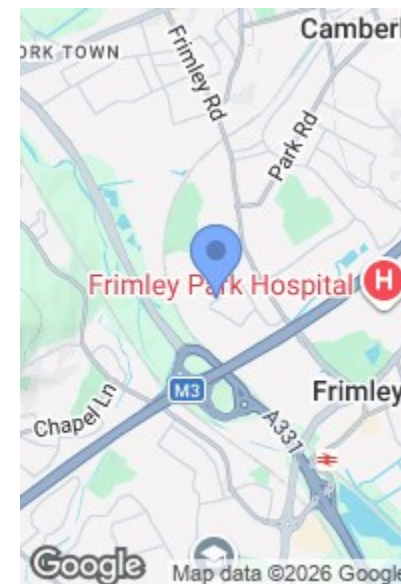
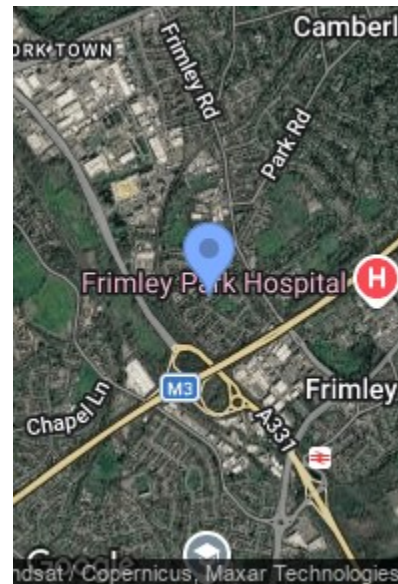
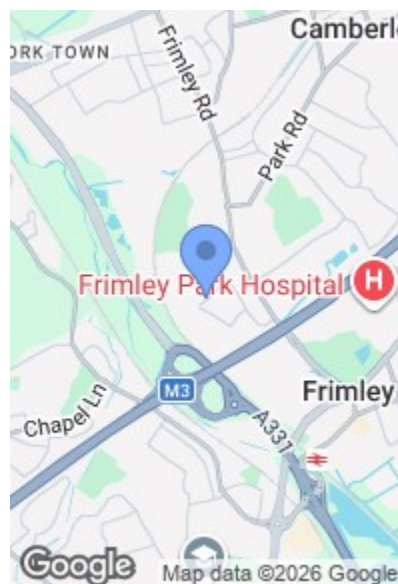


ROAD MAP

HYBRID MAP

TERRAIN MAP

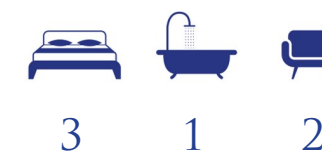


WESTFIELD ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £425,000

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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		65	82
		EU Directive 2002/91/EC	





## FLOORPLAN

### MAIN FEATURES

- Semi Detached Property
- Three Good-Sized Bedrooms
- Corner Plot Position
- Well Maintained Gardens
- Close To Local Amenities
- Very Well Presented
- Two Reception Rooms
- Driveway Parking & Double Garage
- Modern Four Piece Bathroom
- Good Transport Links

### FULL DETAILS

#### Entrance Hall

Enter via door, luxury vinyl tile (LVT) flooring and stairs leading to the first floor.

#### Living Room

Front aspect bay window, feature fireplace and carpet flooring. Sliding doors leading to the;

#### Dining Room

Rear aspect and LVT flooring.

#### Kitchen

Range of base and eye level units, wooden work surfaces, sink, gas hob, extractor fan, oven, fridge, partly tiled walls, LVT flooring and door leading outside. Understairs storage cupboard with carpet flooring.

#### First Floor Landing

Carpet flooring. Access to the partially boarded loft with light and ladder.

#### Bedroom One

Front aspect and carpet flooring.

#### Bedroom Two

Rear aspect, cupboards (one housing the boiler) and carpet flooring.

#### Bedroom Three

Front aspect and carpet flooring.

#### Bathroom

Bath, shower cubicle, low level WC, wash hand basin, heated towel rail, storage, tiled walls and laminate flooring.

#### To The Front

Front garden, path leading to the front door and gate leading to the garden, double garage and driveway parking.

#### To The Side & Rear

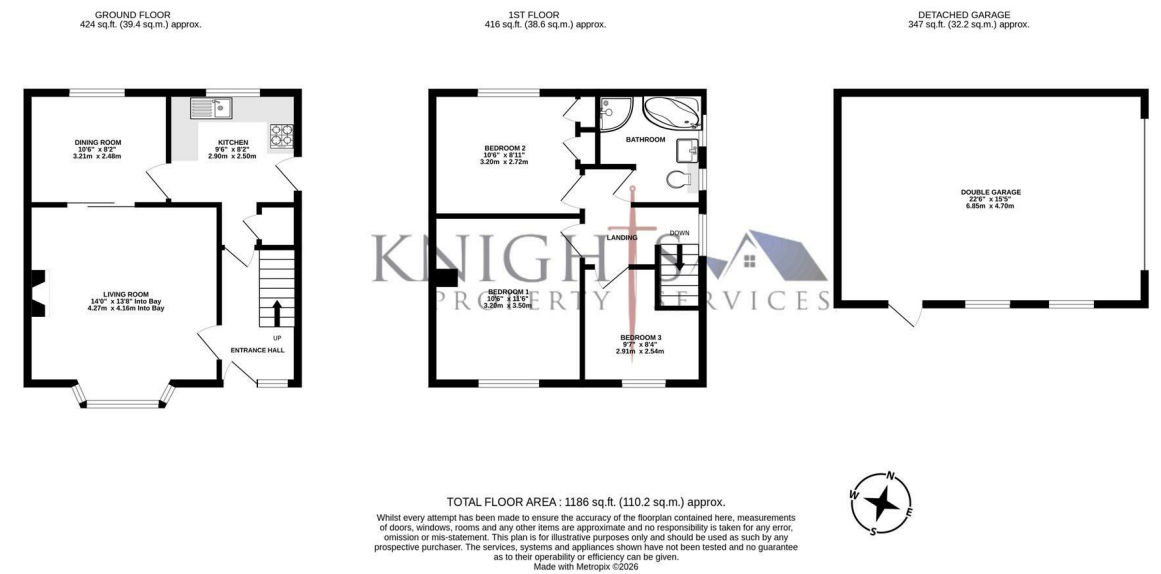
Driveway parking and access to the double garage. Concrete area, pond, shed and lawned area with planting.

#### Double Garage

Power and electric door.

#### Council Tax

Band D.



### WESTFIELD ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - Occupying a desirable corner plot on Westfield Road, Camberley, is this very well presented semi detached house now available for sale through Knights Property Services. Upon entering, you will find a welcoming ground floor that features a living room, dining room and modern kitchen. The first floor has three good-sized bedrooms and a modern four piece bathroom. Externally, the property continues to impress with well maintained gardens, driveway parking and a double garage with power. This property is ideally located for families, with local schooling options nearby. Furthermore, a variety of amenities can be found along Frimley Road and Camberley town centre is just a short distance away, offering a range of shops, restaurants and leisure facilities.