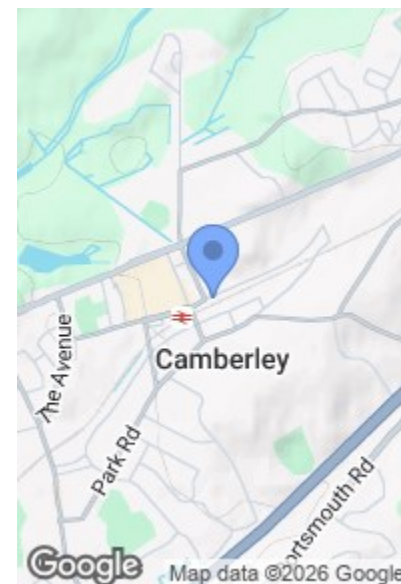
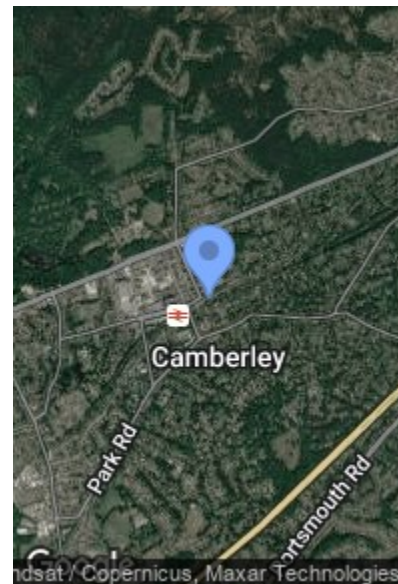
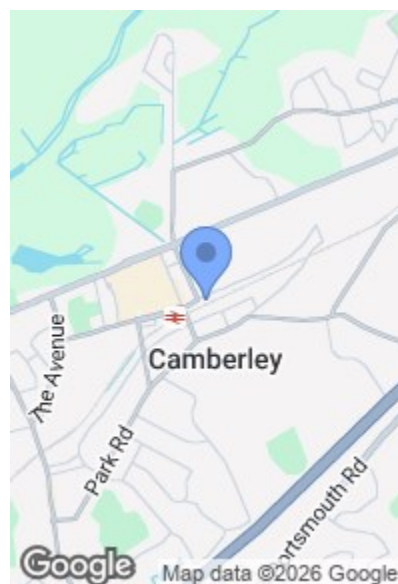


ROAD MAP

HYBRID MAP

TERRAIN MAP

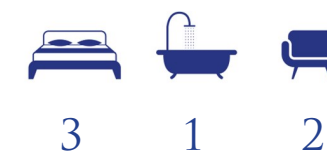


PORTESBERY ROAD, CAMBERLEY GU15  
PRICE GUIDE £525,000

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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		EU Directive 2002/91/EC	





## MAIN FEATURES

- Characterful Property
- Three Bedrooms
- Two Reception Areas
- New Versatile Outbuilding
- Town Centre Position
- Immaculately Presented
- Modern Bathroom
- Driveway Parking
- Good-Sized Rear Garden
- Beautifully Decorated

## FULL DETAILS

### Reception Room

Front aspect bay window, carpeted stairs leading to the first floor, storage cupboards, shoe drawer, original wood flooring, custom made carpentry (cupboards and shelving) and doors leading to the garden.

### Kitchen

Range of units, Dekton ceramic work surfaces, butler sink, fridge/freezer, oven/grill, induction hob, slimline dishwasher and washing machine. Full width pull out pantry, porcelain tiled flooring, partly tiled walls and exposed brick wall.

### Family Room

Wood flooring and doors leading to the garden.

### First Floor Landing

Storage cupboard, decorative panelling and carpet flooring.

### Bedroom One

Dual aspect, wardrobes and wood flooring.

### Bedroom Two

Front aspect, restored Victorian capped fireplace and wood flooring.

### Bedroom Three

Rear aspect, restored Victorian capped fireplace and wood flooring.

### Bathroom

Bath with rainfall shower head, low level WC, wash hand basin with storage below, cupboard housing the boiler (four years old approx.), herringbone tiling and porcelain tiled flooring.

### To The Rear

Block paved area, lawned area and access to a new versatile insulated outbuilding (built in October). Porcelain paving installed down the side of the house.

### To The Front

Driveway parking.

### Council Tax

Band D.

## FLOORPLAN

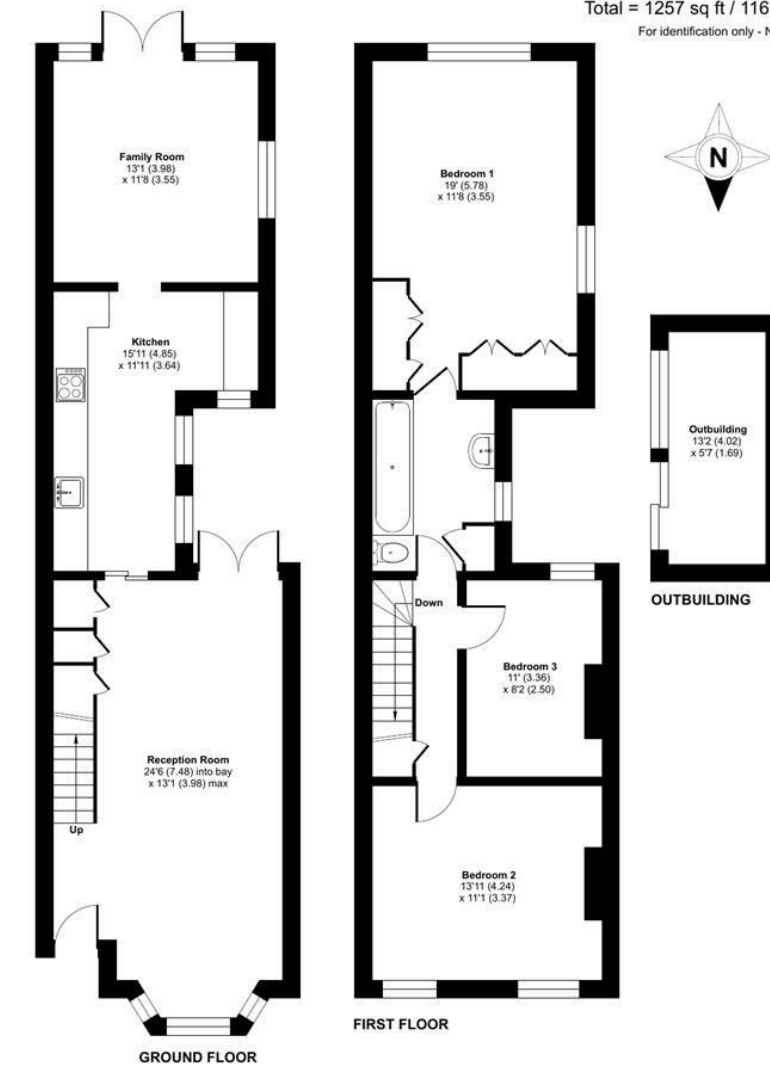
### Portesbery Road, Camberley, GU15

Approximate Area = 1184 sq ft / 109.9 sq m

Outbuilding = 73 sq ft / 6.7 sq m

Total = 1257 sq ft / 116.6 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). © nichecom 2026. KNIGHTS PROPERTY SERVICES. REF: 1448038

## PORTESBERY ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - Nestled in the heart of Camberley on Portesbery Road, this end of terrace house is a delightful find for those seeking a blend of character and modern living. This extended property is beautifully presented and occupies a prime town centre location. The owners have made lots of improvements to the property since they have owned it.

There are two inviting reception areas on the ground floor, as well as a well-appointed kitchen. Ascending to the first floor, you will find three generously sized bedrooms and a modern bathroom. This home retains some of its original features, adding a touch of charm while seamlessly integrating contemporary elements. The easy-to-maintain garden is a lovely outdoor space, with a new insulated outbuilding offering versatile options, such as a home office. There is driveway parking to the front of the property.

Convenience is on your doorstep with The Square shopping centre being close by and The Atrium complex, train station and Places Leisure, ensuring that everything is within easy reach.