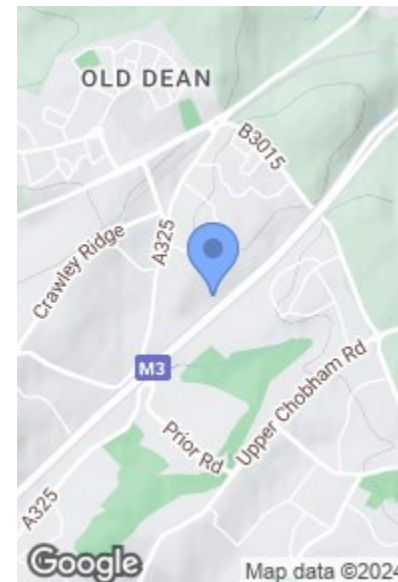
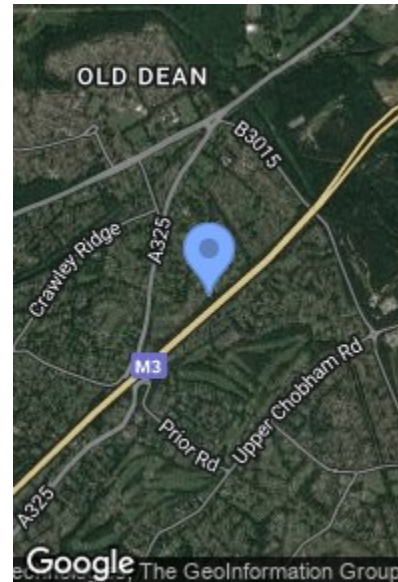
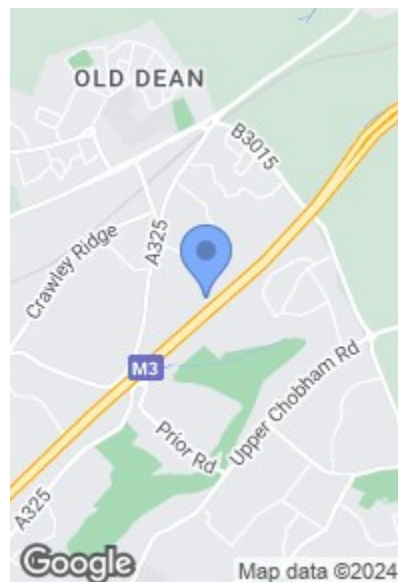


ROAD MAP

HYBRID MAP

TERRAIN MAP



IBERIAN WAY, CAMBERLEY GU15
ASKING PRICE £800,000

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	(91-100)		82
B	(81-90)		
C	(69-80)		
D	(55-68)	59	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





FLOORPLAN



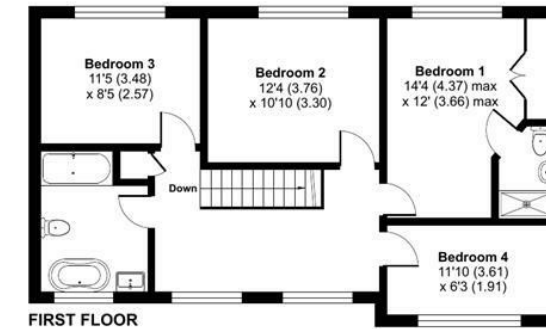
Iberian Way, Camberley, GU15

Approximate Area = 1833 sq ft / 170.2 sq m

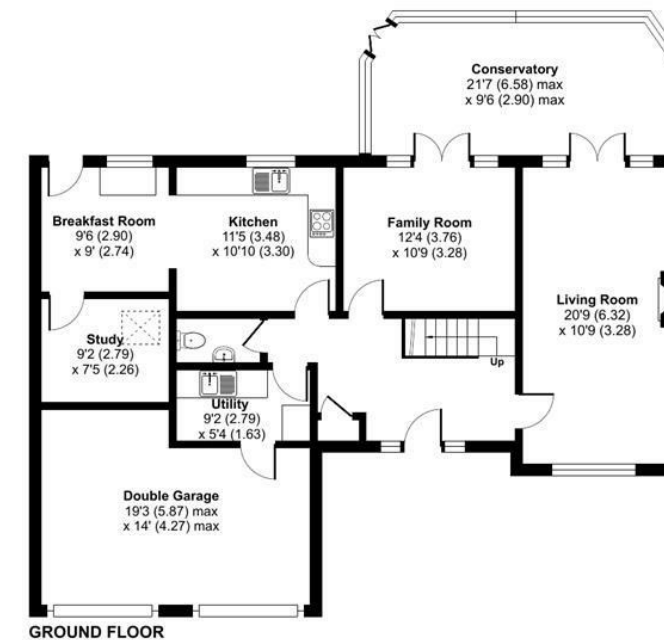
Garage = 242 sq ft / 22.4 sq m

Total = 2075 sq ft / 192.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2023. Produced for Knights Property Services. REF: 1007646

MAIN FEATURES

- Stunning & Spacious Detached Property
- Four Bedrooms
- Five Reception Rooms
- Refitted Bathroom & En Suite
- Modern Kitchen
- Separate Utility
- Large Rear Garden
- Ample Driveway Parking
- Great Commuter Links

FULL DETAILS

Entrance Hallway

Enter via front door, cupboard, carpeted stairs leading to the first floor and wood flooring.

Living Room

20'9 x 10'9 (6.32m x 3.28m)

Feature gas fireplace with marble and wood surround. Wood flooring and doors leading through to;

Conservatory

21'7 x 9'6 (6.58m x 2.90m)

Doors leading to the spacious garden and tiled flooring.

Family Room

12'4 x 10'9 (3.76m x 3.28m)

Wood flooring and doors leading to the conservatory.

Kitchen

11'5 x 10'10 (3.48m x 3.30m)

Range of base and eye level units, granite work surfaces, sink, four ring induction hob, oven, microwave, fridge, freezer, dishwasher, wine cooler, tiled flooring and leading through to;

Breakfast Room

9'6 x 9'0 (2.90m x 2.74m)

Range of base level units, granite work surface, sky light and tiled flooring. Door leading out to the rear garden.

Study

9'2 x 7'5 (2.79m x 2.26m)

Sky light and carpet flooring.

Utility

9'2 x 5'4 (2.79m x 1.63m)

Space for; washing machine and tumble dryer. Range of base and eye level units, sink and tiled flooring.

WC

Wash hand basin, low level WC, vanity mirror, partly tiled walls and tiled flooring.

Double Garage

19'3 x 14'0 (5.87m x 4.27m)

Boiler, shelving, power and lighting.

First Floor Landing

Carpet flooring. Access to partially boarded loft.

Bedroom One

14'4 x 12'0 (4.37m x 3.66m)

Rear aspect, wardrobe, carpet flooring and door leading through to;

En Suite

Shower cubicle, wash hand basin with storage, low level WC, vanity mirror, tiled flooring and tiled walls.

Bedroom Two

12'4 x 10'10 (3.76m x 3.30m)

Rear aspect and carpet flooring.

Bedroom Three

11'5 x 8'5 (3.48m x 2.57m)

Rear aspect and carpet flooring.

Bedroom Four

11'10 x 6'3 (3.61m x 1.91m)

Front aspect and carpet flooring.

Bathroom

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

To The Front

Driveway parking and access to the double garage. Area laid to lawn, shrubs, trees and side access to the rear of the property.

To The Rear

Mainly laid to lawn with patio area. Shed and mature trees and shrubs.

Council Tax

Band F.

IBERIAN WAY, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - For sale is this stunning four bedroom detached home, situated in a sought-after location in Camberley, close to popular schools and great transport links. The property, which has been updated throughout, offers four bedrooms to the first floor along with a refitted en suite to bedroom one and a refitted four piece bathroom. The spacious ground floor comprising; a stunning kitchen/breakfast room with separate utility, living room, family room, study, WC and conservatory. More features to note include the very large and well maintained rear garden, along with a double garage and driveway parking for ample cars with an electric charging point. Camberley town centre is close by along with its variety of amenities. A viewing is highly recommended to appreciate everything that this property has to offer.