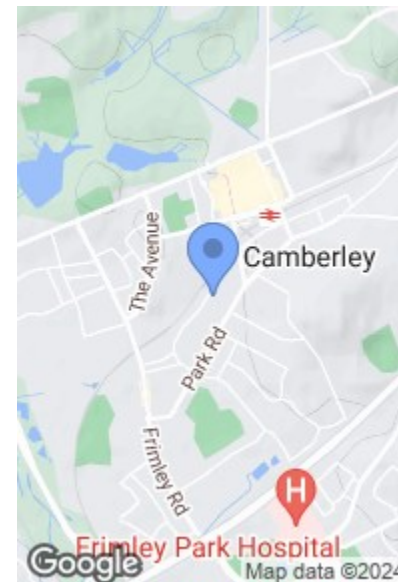
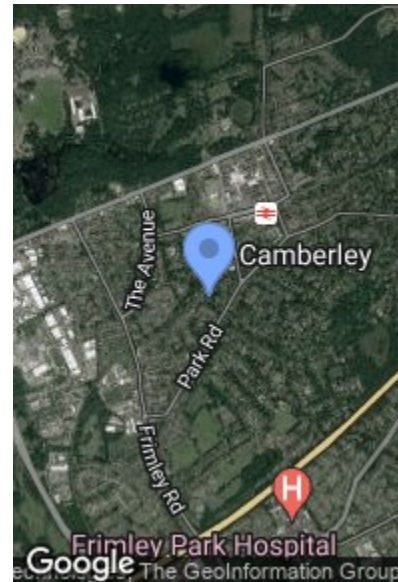


GORDON ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £800,000

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	92-100		
B	81-91		
C	69-80		
D	55-68	68	78
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



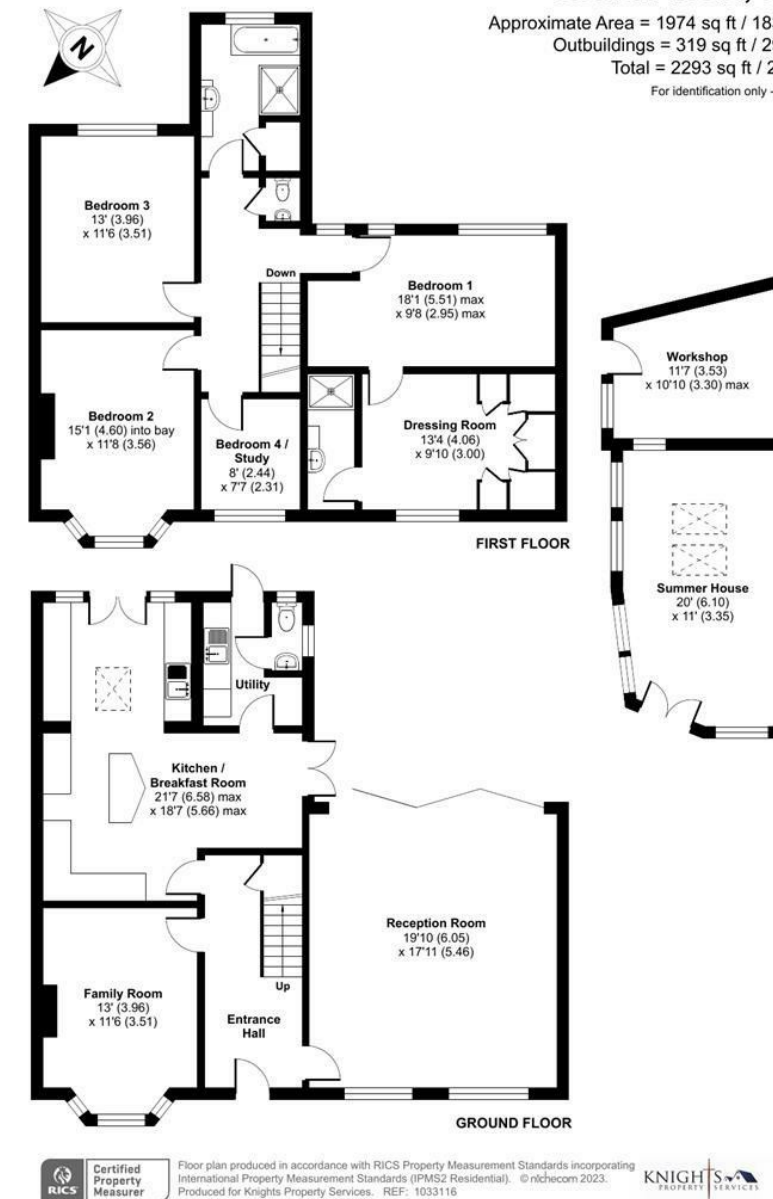




## FLOORPLAN

### Gordon Road, GU15

Approximate Area = 1974 sq ft / 183.4 sq m  
 Outbuildings = 319 sq ft / 29.6 sq m  
 Total = 2293 sq ft / 213 sq m  
 For identification only - Not to scale



## MAIN FEATURES

- Very Well Presented Detached Property
- Four Bedrooms
- Large Dressing Room & En Suite To Bedroom One
- Spacious Landscaped Rear Garden
- Alarm & CCTV Camera
- Summer House & Workshop
- Ample Driveway Parking
- Close To Camberley Town Centre & Its Wide Range Of Amenities
- Water Softener
- Roofing Replaced Less Than 10 Years Ago

## FULL DETAILS

### Entrance Hall

Enter via front door with wood flooring (sanded and varnished), understairs storage and stairs leading to the first floor.

### Family Room

13'0 x 11'6 (3.96m x 3.51m)

Front aspect bay window, log burner and wood flooring (sanded and varnished).

### Reception Room

19'10 x 17'11 (6.05m x 5.46m)

Wood flooring and bi-folding doors leading to the landscaped garden.

### Kitchen/Breakfast Room

21'7 x 18'7 (6.58m x 5.66m)

Range of base and eye level units, central island, Silestone work surfaces, 1.5 sized sink, dishwasher, larder fridge and space for; Rangemaster cooker. Karndean flooring, skylight, doors leading out to the rear garden, doors leading out to the patio and door leading to the;

### Utility

1.5 sized sink with storage and space for; washing machine, tumble dryer and freezer. Tiled flooring, water softener, door leading to the rear garden and door leading to the;

### WC

Refurbished. Low level WC, wash hand basin with storage, heated towel rail and linoleum flooring.

### First Floor Landing

Carpet flooring and access to the boarded and insulated loft with ladder and boiler (installed in 2020).

### Bedroom One

18'1 x 9'8 (5.51m x 2.95m)

Rear aspect double bedroom, carpet flooring and leading through to the;

### Dressing Room

13'4 x 9'10 (4.06m x 3.00m)

Fitted wardrobes, carpet flooring and door leading to the;

### En Suite

Shower cubicle with Aqualisa shower and shower panels, wash hand basin with storage, vanity mirror, heated towel rail and linoleum flooring.

### Bedroom Two

15'1 x 11'8 (4.60m x 3.56m)

Front aspect double bedroom with bay window and carpet flooring.

### Bedroom Three

13'0 x 11'6 (3.96m x 3.51m)

Rear aspect double bedroom and carpet flooring.

### Bedroom Four/Study

8'0 x 7'7 (2.44m x 2.31m)

Front aspect double bedroom and laminate flooring.

### Bathroom

Shower cubicle with Grohe shower, wash hand basin with storage, bath, vanity mirror and cupboard with hot water tank. Linoleum flooring.

### WC

Refurbished. Low level WC, wash hand basin, heated towel rail and Karndean flooring.

### To The Front

Mature trees and shrubs. Ample brick paved driveway parking and side access to the rear of the property.

### To The Rear

Beautiful landscaped garden comprising; large lawned area, indian sandstone patio, shrub and herb areas, shingle areas, log store and a variety of mature trees, bushes and shrubs.

### Summerhouse

20'0 x 11'0 (6.10m x 3.35m)

Power, lighting and internet access.

### Workshop

11'7 x 10'10 (3.53m x 3.30m)

Power and lighting.

### Council Tax

Band F.

## GORDON ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - For sale is this very well presented four bedroom detached family home, situated on a mature plot within walking distance of Camberley town centre, train station and local schools. A great feature to note is the stunning kitchen/breakfast room with access on to the well maintained and spacious rear garden. There is a family room with log burner, utility, WC and a sizeable reception room with bi-folding doors leading to the garden, which offers a high degree of privacy. To the first floor there is a bathroom with separate WC and four double bedrooms with an en suite and large dressing room to bedroom one. Externally the driveway is brick paved and offers extensive parking with side access to the large landscaped rear garden, with a summer house and workshop along with new fencing to the right.