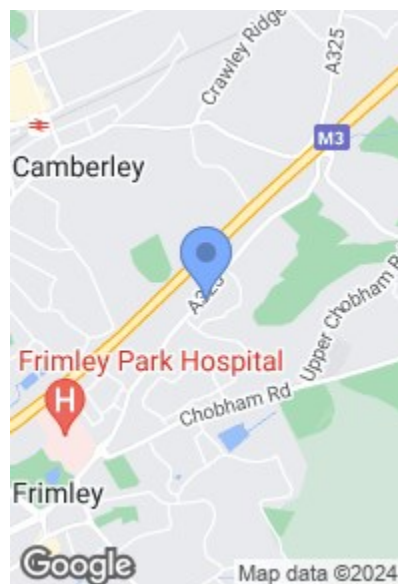
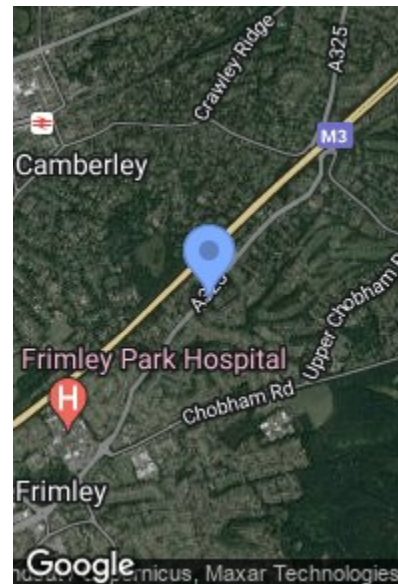


GLYNSWOOD, CAMBERLEY GU15  
OFFERS OVER £750,000

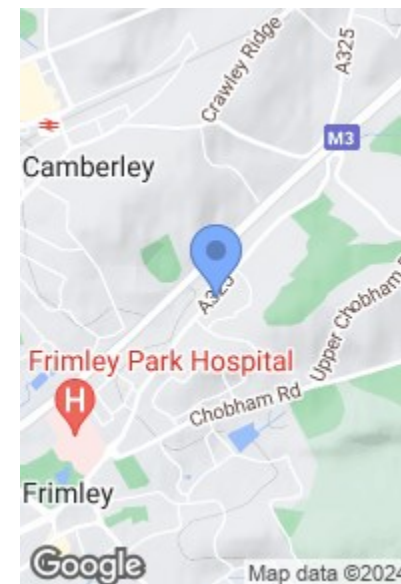
ROAD MAP



HYBRID MAP



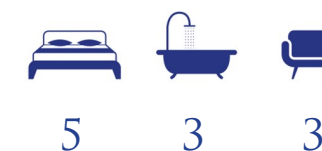
TERRAIN MAP



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		83
B	81-91		
C	69-80	70	
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	







## FLOORPLAN

### MAIN FEATURES

- No Onward Chain
- Refurbished Detached Property
- Newly Fitted Kitchen
- Five Bedrooms
- New Flooring Throughout
- Newly Laid Driveway
- Recently Landscaped Garden
- New Bathroom & Shower Suites
- New Boiler
- Property Rewired

### FULL DETAILS

#### Entrance Hallway

Enter via front door, stairs leading to the first floor and tiled flooring.

#### Reception Room

15'0 x 12'8 (4.57m x 3.86m)

Front aspect, understairs storage and carpet flooring.

#### Study

10'0 x 9'7 (3.05m x 2.92m)

Front aspect, storage and carpet flooring.

#### Shower Room

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

#### Kitchen

18'0 x 10'7 (5.49m x 3.23m)

Range of base and eye level units, granite work surfaces, sink, four ring induction hob, extractor fan, double oven, dishwasher and space for; fridge/freezer. Bi-folding doors and tiled flooring. Leading through to;

#### Dining/Family Room

13'2 x 13'1 (4.01m x 3.99m)

Tiled flooring and bi-folding doors leading to the rear garden.

#### Utility

8'9 x 4'7 (2.67m x 1.40m)

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

#### First Floor Landing

Glass balustrade and carpet flooring.

#### Bedroom One

13'2 x 13'0 (4.01m x 3.96m)

Dual aspect and carpet flooring.

#### Bedroom Two

13'2 x 12'6 (4.01m x 3.81m)

Rear aspect and carpet flooring.

#### Bedroom Three

13'0 x 11'0 (3.96m x 3.35m)

Front aspect and carpet flooring.

#### Bedroom Four

11'6 x 10'8 (3.51m x 3.25m)

Rear aspect and carpet flooring.

#### Bedroom Five

9'2 x 6'9 (2.79m x 2.06m)

Front aspect, storage and carpet flooring.

#### Shower Room

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

#### Bathroom

Wash hand basin, low level WC, bath with shower attachment, mirrored storage unit, storage, heated towel rail, tiled flooring and tiled walls.

#### To The Rear

New landscaped garden comprising; areas laid to lawn and patio with border.

#### To The Front

New driveway parking and gate leading to the rear garden.

#### Council Tax

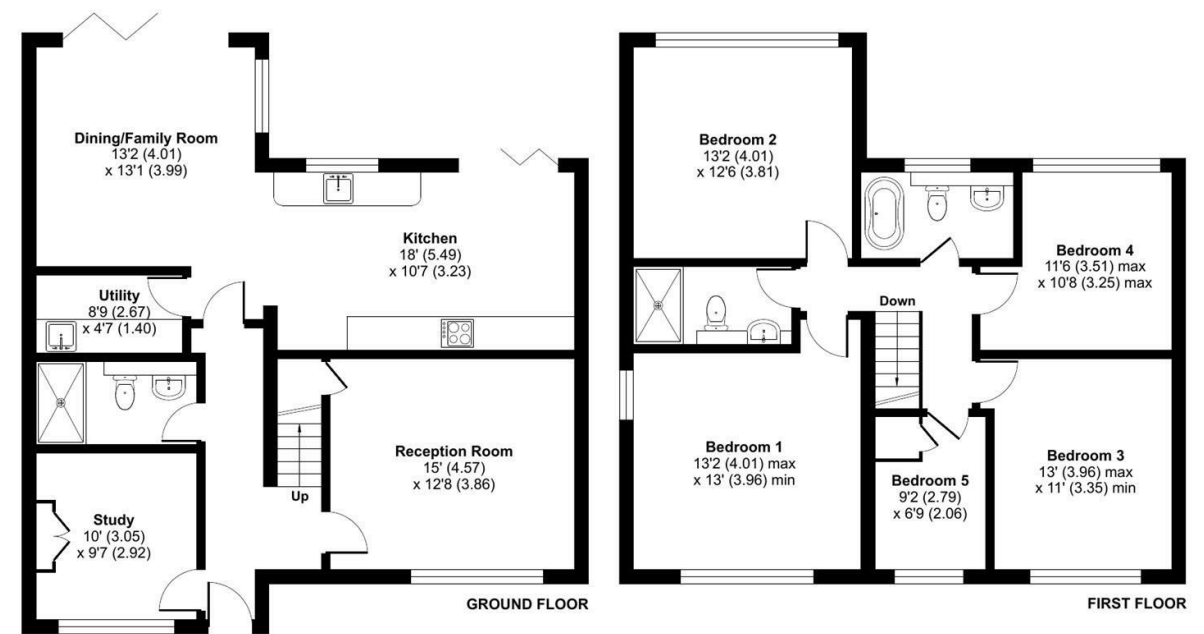
Band E.



### Glynswood, Camberley, GU15

Approximate Area = 1778 sq ft / 165.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlcheom 2024. Produced for Knights Property Services. REF: 1103095



### GLYNSWOOD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this extended and immaculately presented five bedroom detached home, located in a cul-de-sac setting. The stunning property is being offered to the market with no onward chain. The ground floor boasts; a reception room, study, shower room, utility and an open plan kitchen leading through to the dining/family room. To complete the property internally there are five bedrooms to the first floor with a shower room and a bathroom. The home has undergone lots of improvements such as a new kitchen, new shower rooms, new bathroom, new boiler and has been rewired. All the flooring in the property has been replaced as well as a newly laid driveway and a good-size rear garden which has been landscaped with a new lawn and a new patio. The property has had new windows and doors along with new UPVC cladding. A viewing is highly recommended to fully appreciate everything that this property has to offer. The home is conveniently located within easy access to Camberley town centre, Frimley high street, Frimley Park Hospital, great commuter links and excellent local schooling.