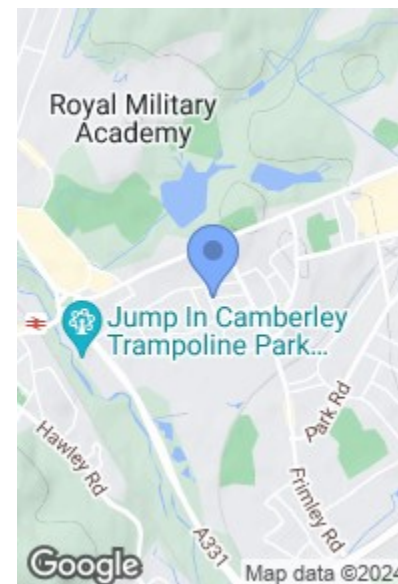


ROAD MAP

HYBRID MAP

TERRAIN MAP

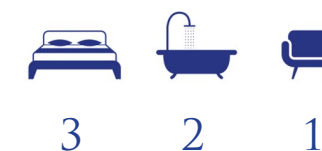


ALEXANDRA AVENUE, CAMBERLEY GU15
OFFERS IN EXCESS OF £475,000

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	92-100		81
B	81-91		
C	69-80		
D	55-68	64	
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





MAIN FEATURES

- Detached Property
- Very Well Presented
- Three Bedrooms
- Landscaped Rear Garden
- Outbuilding
- Gated Driveway Parking
- Bathroom & Refitted En Suite
- Good Commuter Links

FULL DETAILS

Entrance Hallway

Enter via door, understairs storage, carpeted stairs leading to the first floor and laminate flooring.

Reception Room

20'5 x 12'6 (6.22m x 3.81m)

Gas fireplace with marble effect surround, doors leading to the landscaped rear garden and carpet flooring.

WC

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

Utility

5'0 x 5'0 (1.52m x 1.52m)

Storage, boiler and space for; washing machine and tumble dryer. Partly tiled walls and laminate flooring.

Kitchen

12'7 x 8'7 (3.84m x 2.62m)

Front aspect, range of base and eye level units, sink, fridge/freezer, oven/grill, four ring gas hob, extractor fan, partly tiled walls and laminate flooring.

First Floor Landing

Carpet flooring and access to the loft with ladder.

Bedroom One

12'7 x 12'3 (3.84m x 3.73m)

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

En Suite

Shower cubicle with rainfall shower head and shower attachment, low level WC, wash hand basin with storage below, mirrored storage unit, heated towel rail, tiled flooring and tiled walls.

Bedroom Two

10'0 x 8'0 (3.05m x 2.44m)

Rear aspect and carpet flooring.

Bedroom Three

9'1 x 7'4 (2.77m x 2.24m)

Rear aspect and carpet flooring.

Bathroom

Bath with shower unit, low level WC, wash hand basin, linoleum flooring and tiled walls.

To The Front

Gated driveway parking and access to the;

Garage

16'1 x 9'0 (4.90m x 2.74m)

To The Rear

Landscaped garden comprising; planting beds, decking area, patio area and a putting green laid to artificial lawn.

Office

10'0 x 7'7 (3.05m x 2.31m)

Insulated with heating and electric.

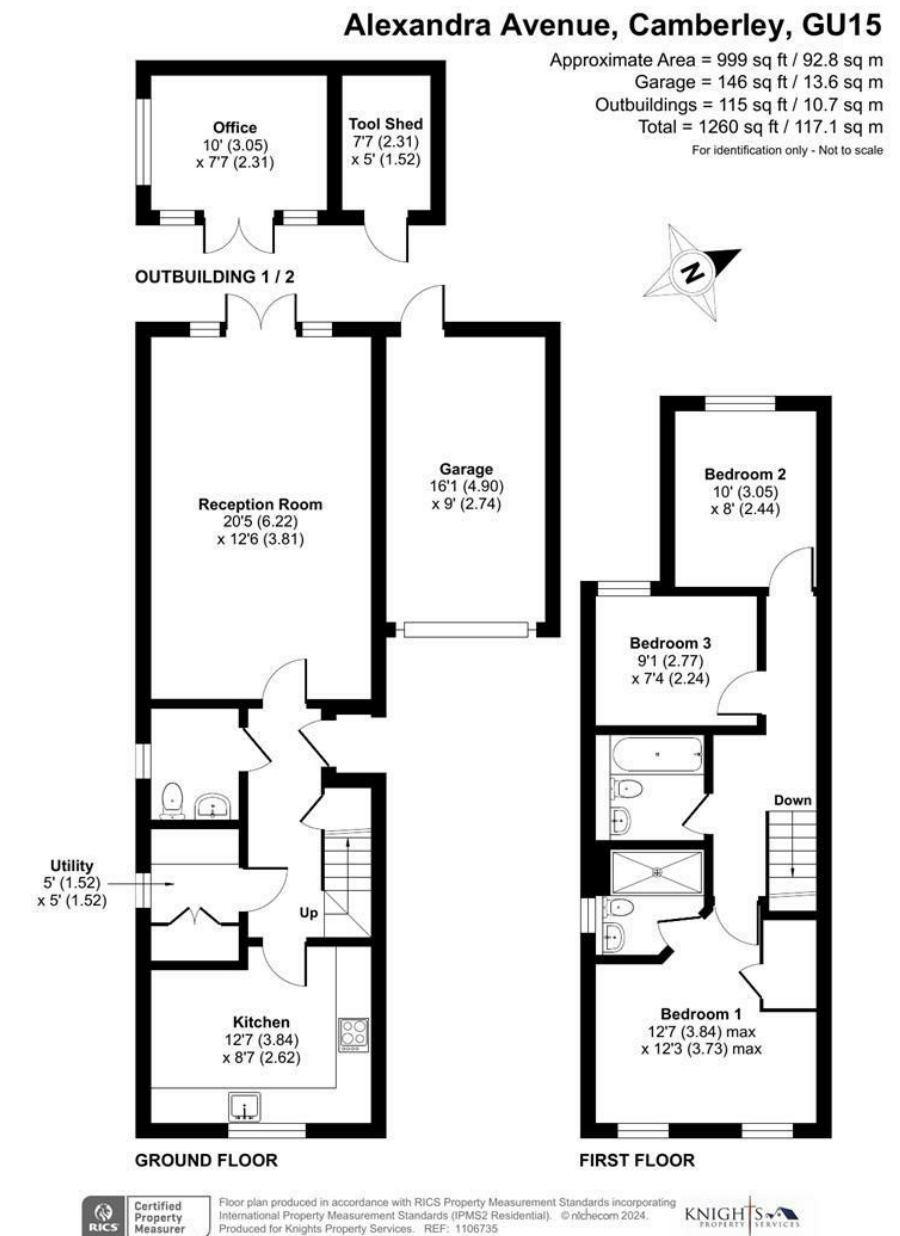
Tool Shed

7'7 x 5'0 (2.31m x 1.52m)

Council Tax

Band E.

FLOORPLAN



ALEXANDRA AVENUE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - New to the market for sale is this very well presented three bedroom detached property. The ground floor comprising; reception room, WC and spacious kitchen with separate utility. The first floor has a bathroom and three bedrooms with a refitted modern en suite to bedroom one. Additional features to note include gated driveway parking, a garage and a landscaped rear garden with an office and further storage.

As well as being ideally positioned for good commuter links, the home is near to a range of shops along the Frimley Road in addition to Frimley Park Hospital, Camberley town centre and The Meadows shopping centre with a large Next opposite.