

WESTFIELD ROAD, CAMBERLEY GU15
£450,000

ROAD MAP



HYBRID MAP



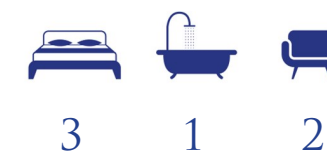
TERRAIN MAP



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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
A (92-100)	
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





FLOORPLAN

Westfield Road, Camberley, GU15

Approximate Area = 1299 sq ft / 120.6 sq m (excludes garage)
For identification only - Not to scale



MAIN FEATURES

- No Onward Chain
- Characterful Cottage
- Three Bedrooms
- Courtyard Style Garden
- Two Reception Rooms
- Driveway Parking
- Garage
- Close To Local Amenities

FULL DETAILS

Entrance Hallway

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

Bathroom

Wash hand basin, low level WC, bath with power shower, carpet flooring and partly tiled walls.

Living Room

15'0 x 14'0 (4.57m x 4.27m)

Dual aspect, large feature open fireplace with brick surround and carpet flooring.

Dining Room

14'9 x 14'0 (4.50m x 4.27m)

Tiled flooring, understairs storage and archway leading through to;

Kitchen

24'9 x 7'0 (7.54m x 2.13m)

Range of base and eye level units, sink, fridge, four ring electric hob, oven, partly tiled walls and tiled flooring. Utility area with plumbing for dishwasher and washing machine. Access to courtyard style garden.

First Floor Landing

Storage cupboard and carpet flooring.

Bedroom One

15'0 x 14'7 (4.57m x 4.45m)

Dual aspect and carpet flooring.

Bedroom Two

11'4 x 7'7 (3.45m x 2.31m)

Carpet flooring.

Bedroom Three

11'4 x 7'4 (3.45m x 2.24m)

Carpet flooring and access to the loft.

WC

Low level WC and carpet flooring.

Garden

Courtyard style garden which is mainly laid to patio with a range of mature planting. Access to the garage and driveway parking.

Council Tax

Band D.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Knights Property Services. REF: 1108086



WESTFIELD ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** New to the market for sale is this well presented semi detached cottage, close to both Camberley town centre and a variety of shops along the Frimley Road. This characterful property has exposed beams throughout along with a beautiful feature open fireplace in the living room. The ground floor boasts; a spacious kitchen, living room, dining room and bathroom. There are three bedrooms and a WC to the first floor. There is a spacious courtyard style garden, which is mainly laid to patio, with access to a good-size garage and driveway parking. As well as being ideally positioned for great commuter links, it is also close to local schools. A viewing is highly recommended to appreciate everything that this property has to offer.