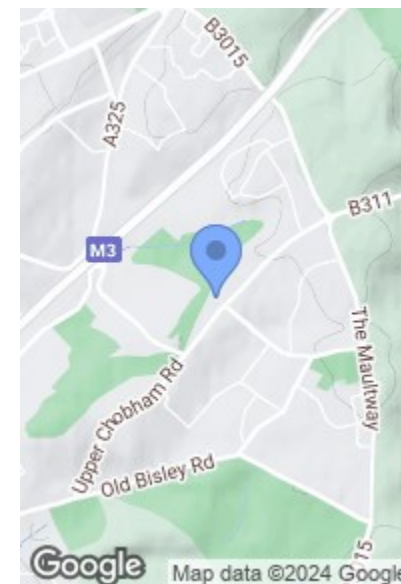
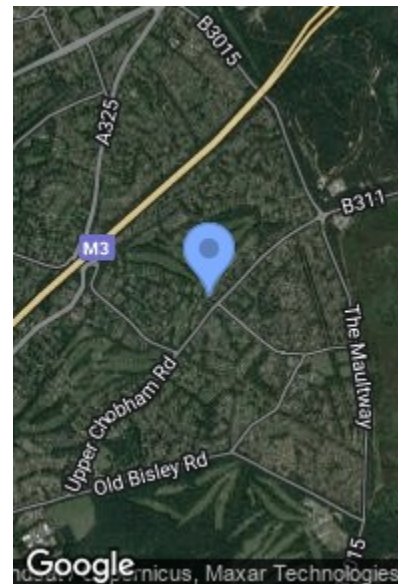
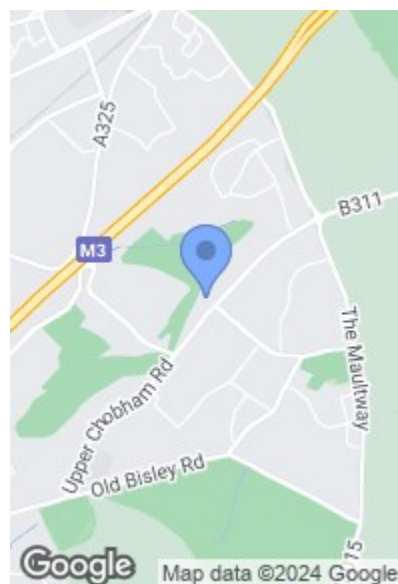




ROAD MAP

HYBRID MAP

TERRAIN MAP



HILLSBOROUGH PARK, CAMBERLEY GU15
£3,250 PCM

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)		
B	(81-90)		
C	(69-80)		
D	(55-68)	68	77
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

- Available Immediately
- Unfurnished
- Extremely Well Presented Detached Property
- Four Good-Size Bedrooms
- Large Garage & Driveway Parking
- Cul-De-Sac Setting
- Kitchen/Breakfast Room With Separate Utility
- Spacious Accommodation
- Landscaped Rear Garden With Swimming Pool
- Great Views Over Camberley Heath Golf Club

FULL DETAILS

Entrance Hallway

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

Reception Room

24'1" x 14'0" (7.34m x 4.27m)

Shelving unit, storage, feature fireplace, carpet flooring and doors leading to the landscaped rear garden.

Dining Room

12'9" x 10'0" (3.89m x 3.05m)

Rear aspect and carpet flooring.

Study

12'1" x 10'0" (3.68m x 3.05m)

Bay window, shelving and carpet flooring.

WC

Wash hand basin, vanity mirror, low level WC, heated towel rail and tiled flooring.

Kitchen

11'6" x 10'0" (3.51m x 3.05m)

Range of base and eye level units, sink, four ring gas hob, extractor hood, oven/grill and tiled flooring.

Breakfast Room

10'5" x 7'0" (3.18m x 2.13m)

Range of base and eye level units, storage cupboard and tiled flooring.

Utility

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

Range of base and eye level units, washing machine, tumble dryer, partly tiled walls and tiled flooring. Door leading through to;

Garage

18'0" x 18'0" (5.49m x 5.49m)

Family Room

16'0" x 10'5" (4.88m x 3.18m)

Dual aspect and carpet flooring.

First Floor Landing

Storage cupboard and carpet flooring.

Bedroom One

14'0" x 11'0" (4.27m x 3.35m)

Rear aspect, storage and carpet flooring. Door leading through to;

Shower Room

Shower cubicle, wash hand basin, bidet, low level WC, vanity mirror and tiled flooring.

Bedroom Two

11'3" x 11'0" (3.43m x 3.35m)

Rear aspect, storage and carpet flooring.

Bedroom Three

11'0" x 10'0" (3.35m x 3.05m)

Front aspect double bedroom, storage and carpet flooring.

Bedroom Four

10'0" x 7'0" (3.05m x 2.13m)

Front aspect and carpet flooring.

Bathroom

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

To The Rear

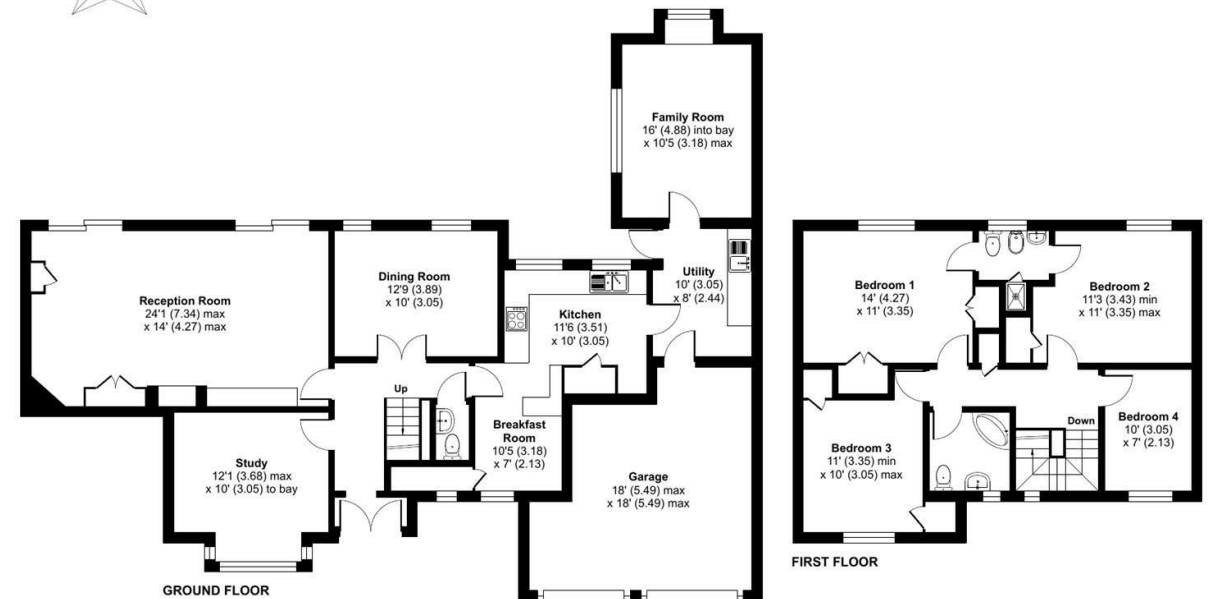
Landscaped garden comprising; mainly laid to lawn with patio area, swimming pool (not heated) and a range of mature trees and shrubs.

To The Front

Lawned area, range of mature trees and shrubs, driveway parking and access to the garage and rear garden.

Council Tax

Band G.



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: 1122427



Hillsborough Park, Camberley, GU15

Approximate Area = 1892 sq ft / 175.8 sq m

Garage = 266 sq ft / 24.7 sq m

Total = 2158 sq ft / 200.5 sq m

For identification only - Not to scale

HILLSBOROUGH PARK, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES ****AVAILABLE IMMEDIATELY AND UNFURNISHED**** Situated in a prime location with stunning views overlooking the prestigious Camberley Heath Golf Club, is this extremely well presented detached property on a large plot within a cul-de-sac setting. This property not only provides a tranquil setting but also easy access to local schools, excellent commuter links and Camberley town centre.

The spacious ground floor comprising; reception room, study, dining room, family room, WC, kitchen with breakfast room and separate utility. There are four good-size bedrooms to the first floor along with a modern bathroom and en suite shower room between bedrooms one and two.

One of the standout features of this property is the sizeable landscaped rear garden, complete with a swimming pool. The front garden is equally well-maintained with driveway parking and access to the large garage. The home has been redecorated throughout with new carpet flooring.

Holding deposit - £750.00

5 weeks deposit - £3750.00

Minimum household income required for referencing - £97,500