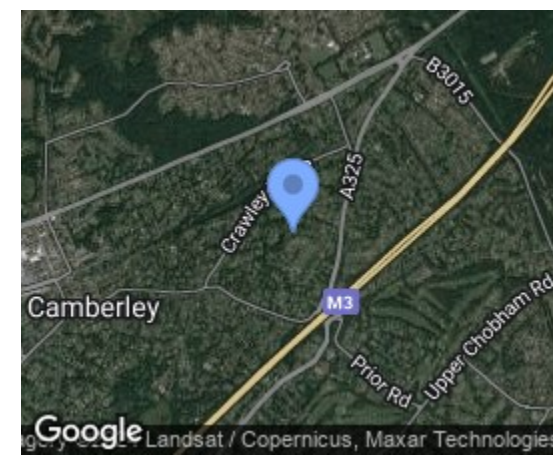


ROAD MAP

HYBRID MAP

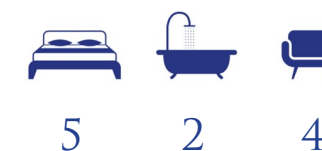


LIME AVENUE, CAMBERLEY GU15  
ASKING PRICE £800,000

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		
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		67	75
		EU Directive 2002/91/EC	



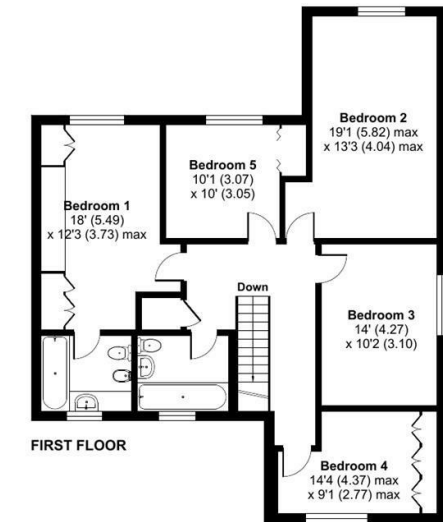
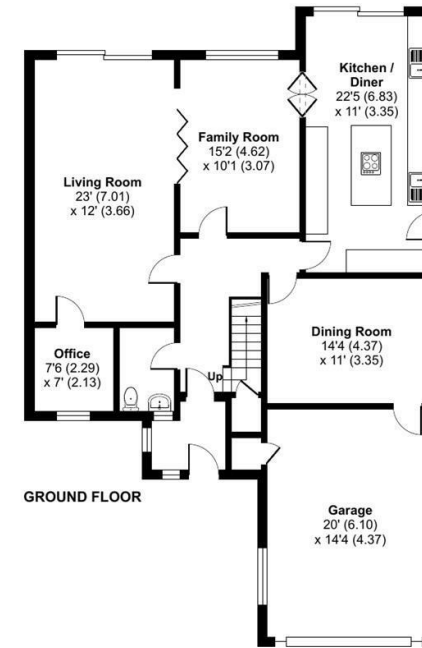


## FLOORPLAN



### Lime Avenue, Camberley, GU15

Approximate Area = 2266 sq ft / 210.5 sq m  
 Garage = 287 sq ft / 26.6 sq m  
 Total = 2553 sq ft / 237.1 sq m  
 For identification only - Not to scale



## MAIN FEATURES

- Spacious Detached Property
- Large Plot
- Sought-After Location
- Five Good-Size Bedrooms
- Three Reception Rooms & Office
- Private & Well Maintained Rear Garden
- Large Kitchen/Diner
- Driveway Parking & Garage
- Bathroom & En Suite
- Close To Local Schooling

## FULL DETAILS

**Porch**  
Enter via door with tiled flooring.

**Hallway**  
Cupboard, stairs leading to the first floor and carpet flooring.

**Living Room**  
23'0 x 12'0 (7.01m x 3.66m)  
Rear aspect and carpet flooring. Sliding door leading to the spacious garden and door leading through to;

**Family Room**  
15'2 x 10'1 (4.62m x 3.07m)  
Rear aspect and carpet flooring.

**Kitchen/Diner**  
22'5 x 11'0 (6.83m x 3.35m)  
Range of base and eye level units, island, two sinks, four ring gas hob and electric BBQ, fridge and freezer, double oven/grill/microwave, dishwasher, washing machine and tumble dryer. Tiled flooring and space for larder fridge. Sliding door leading to the rear garden.

**Office**  
7'6 x 7'0 (2.29m x 2.13m)  
Front aspect, shelving and parquet flooring.

**WC**  
Wash hand basin with storage below, low level WC, vanity mirror, partly tiled walls and tiled flooring.

**Dining Room**  
14'4 x 11'0 (4.37m x 3.35m)  
Side aspect and parquet flooring.

**Garage**  
20'0 x 14'4 (6.10m x 4.37m)  
Storage cupboard, power, lighting and up and over door.

**First Floor Landing**  
Airing cupboard, carpet flooring and access to the partially boarded loft with ladder.

**Bedroom One**  
18'0 x 12'3 (5.49m x 3.73m)  
Rear aspect, fitted storage, carpet flooring and door leading through to;

**En Suite**  
Bath with shower, wash hand basin with storage below, low level WC, bidet, mirror, heated towel rail, tiled walls and linoleum flooring.

**Bedroom Two**  
19'1 x 13'3 (5.82m x 4.04m)  
Rear aspect.

**Bedroom Three**  
14'0 x 10'2 (4.27m x 3.10m)  
Side aspect, feature wall and laminate flooring.

**Bedroom Four**  
14'4 x 9'1 (4.37m x 2.77m)  
Front aspect, extensive storage and carpet flooring.

**Bedroom Five**  
10'1 x 10'0 (3.07m x 3.05m)  
Rear aspect, storage and carpet flooring.

**Bathroom**  
Wash hand basin, low level WC, bath with power shower, heated towel rail, vanity mirror, storage, carpet flooring and tiled walls.

**To The Rear**  
Private and well maintained garden comprising; mainly laid to lawn with patio area, decked area, pond, shed and a range of mature trees and shrubs.

**To The Front**  
Lawned area with driveway parking and access to the large garage. Range of mature planting and side access to the rear garden.

**Council Tax**  
Band G.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlchecon 2024. Produced for Knights Property Services. REF: 1124037

## LIME AVENUE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - Nestled in the sought-after and premier location of Lime Avenue, is this newly listed detached house for sale. This home offers ample space for comfortable living and comprises of three reception rooms, an office, spacious kitchen/diner, ground floor WC, bathroom and five bedrooms with an en suite to bedroom one. Externally the property sits on a generous plot and further boasts driveway parking, a large garage and beautifully well maintained front and rear gardens. The property is conveniently located near to highly rated local schools, excellent commuter links and Camberley town centre with its array of amenities such as Places Leisure, The Square shopping centre and The Atrium Complex.