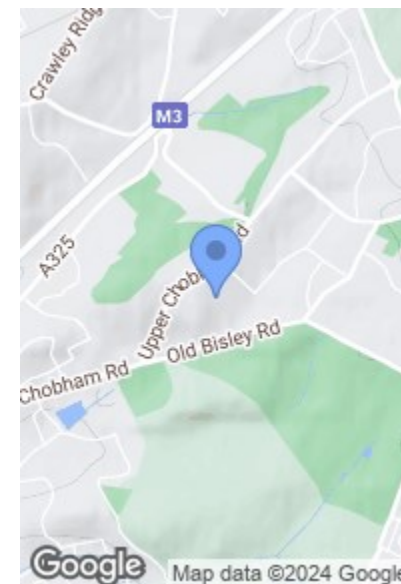
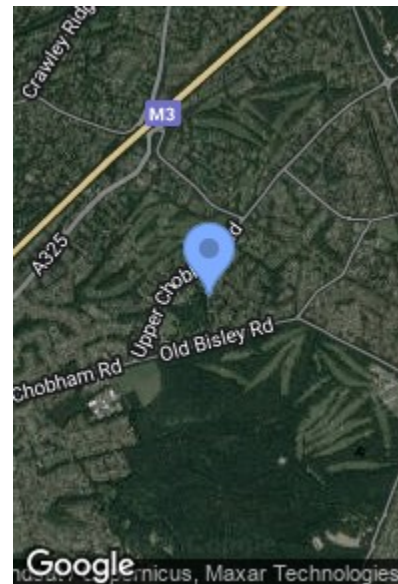




ROAD MAP

HYBRID MAP

TERRAIN MAP

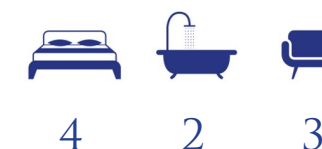


HAMBLETON CLOSE, CAMBERLEY GU16  
£925,000

Camberley 01276 539111  
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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		
D	55-68	62	
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



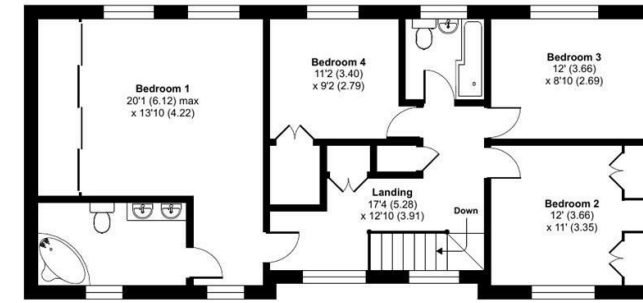


## FLOORPLAN

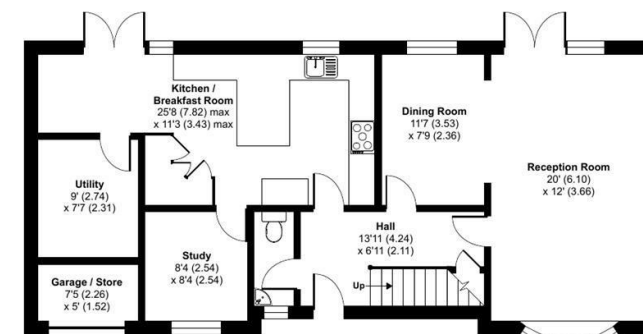
### Hambleton Close, GU16

Approximate Area = 1846 sq ft / 171.5 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlhcom 2024. Produced for Knights Property Services. REF: 1118721



## MAIN FEATURES

- Sizeable Detached Property
- Four Double Bedrooms
- En Suite To Spacious Bedroom One
- Well Maintained External Grounds
- Good-Size Kitchen/Breakfast Room
- Separate Utility
- Driveway Parking
- Close To Well Regarded Schools

## FULL DETAILS

### Hall

13'11 x 6'11 (4.24m x 2.11m)

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

### WC

Wash hand basin, low level WC, book shelves and tiled flooring.

### Kitchen/Breakfast Room

25'8 x 11'3 (7.82m x 3.43m)

Range of base and eye level units, oak work surfaces, sink, tiled splashback, Rangemaster gas cooker, extractor fan, fridge/freezer, dishwasher and space for; fridge/freezer. Pine flooring and doors leading to the rear garden.

### Utility

9'0 x 7'7 (2.74m x 2.31m)

Space for; washing machine, tumble dryer and fridge/freezer.

### Study

8'4 x 8'4 (2.54m x 2.54m)

Front aspect, multiple plug sockets and pine flooring.

### Dining Room

11'7 x 7'9 (3.53m x 2.36m)

Rear aspect and parquet flooring. Leading through to;

### Reception Room

20'0 x 12'0 (6.10m x 3.66m)

Dual aspect with doors leading to the rear garden. Feature fireplace and parquet flooring.

### Landing

17'4 x 12'10 (5.28m x 3.91m)

Storage cupboard, airing cupboard and carpet flooring. Access to the loft.

### Bedroom One

20'1 x 13'10 (6.12m x 4.22m)

Rear aspect double bedroom, mirrored storage and pine flooring. Access to the loft and door leading through to;

### En Suite

Bath with rainfall shower head, two sinks with storage, mirrored storage units, low level WC, partly tiled walls and tiled flooring.

### Bedroom Two

12'0 x 11'0 (3.66m x 3.35m)

Front aspect double bedroom, wardrobes and carpet flooring.

### Bedroom Three

12'0 x 8'10 (3.66m x 2.69m)

Rear aspect double bedroom and carpet flooring.

### Bedroom Four

11'2 x 9'2 (3.40m x 2.79m)

Rear aspect double bedroom, storage and carpet flooring.

### Bathroom

Bath with shower, wash hand basin with storage below, low level WC, heated towel rail, partly tiled walls and tiled flooring.

### To The Front

Lawned areas with mature planting, driveway parking and access to the garage/store. Side access to the rear of the property.

### Garage/Store

7'5 x 5'0 (2.26m x 1.52m)

### To The Rear

Large lawned area with large patio area. Range of mature trees, bushes and shrubs.

### Council Tax

Band F.

## HAMBLETON CLOSE, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - Close to well regarded schools such as Ravenscote and Tomlinscote, is this spacious detached property along Hambleton Close. The home, which is situated on a large plot, offers ample space for comfortable living. To the ground floor there is a reception room leading through to the dining room, WC, study and a sizeable and modern kitchen/breakfast room with separate utility. The first floor boasts four generously sized double bedrooms, a bathroom and en suite to the sizeable bedroom one.

Externally there are well maintained gardens, front and rear, as well as driveway parking and access to the garage/store. The well presented property, which backs onto woodlands, is also situated close to a range of local amenities as well as Pine Ridge Golf Club and Camberley town centre. A viewing is highly recommended to appreciate everything that this property has to offer.