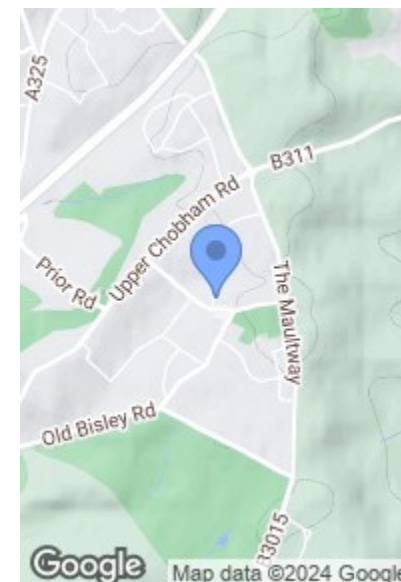
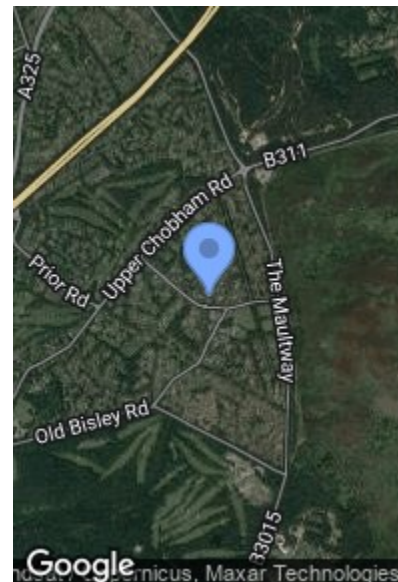
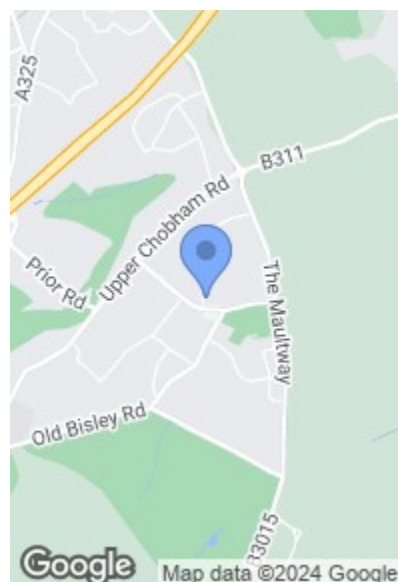


INGLEWOOD AVENUE, CAMBERLEY GU15  
OFFERS IN EXCESS OF £550,000

ROAD MAP

HYBRID MAP

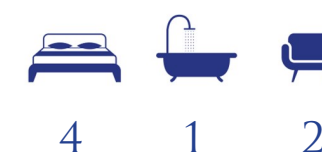
TERRAIN MAP



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		84
B	81-91		
C	69-80	69	
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	



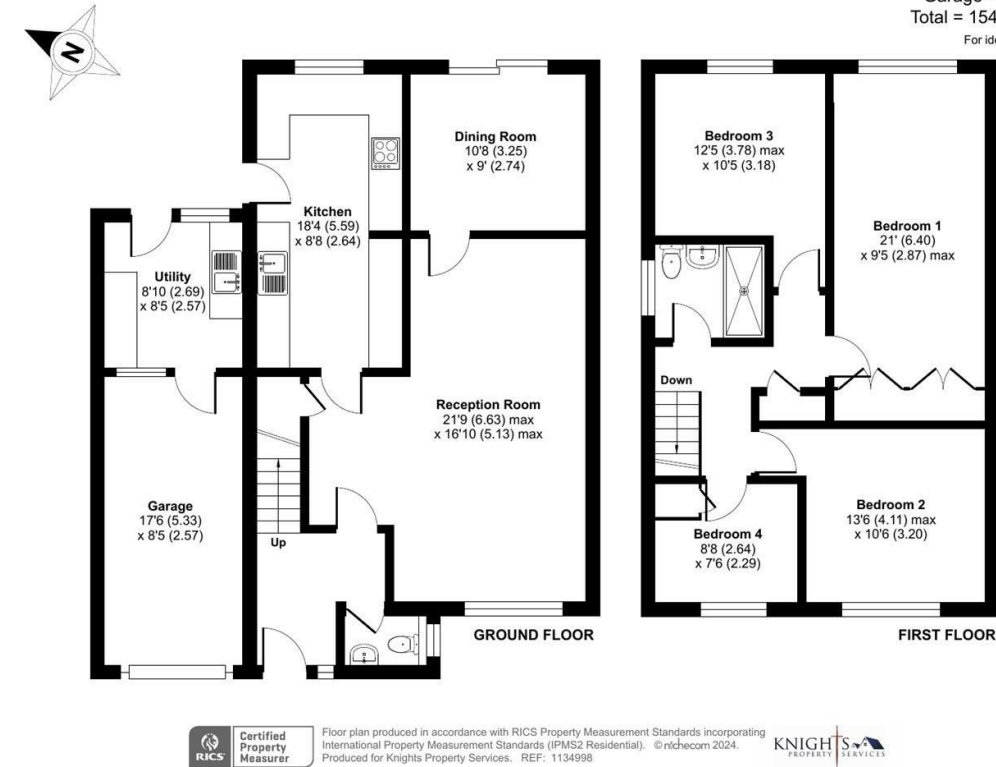




## FLOORPLAN

### Inglewood Avenue, Camberley, GU15

Approximate Area = 1320 sq ft / 122.6 sq m  
 Garage = 226 sq ft / 21 sq m  
 Total = 1546 sq ft / 143.6 sq m  
 For identification only - Not to scale



## MAIN FEATURES

- Link-Detached Property
- Four Good-Size Bedrooms
- Landscaped Rear Garden
- Refitted Kitchen
- Garage & Driveway Parking
- Modern Shower Room
- Close To Well Regarded Schools
- Close To A Range Of Amenities

## FULL DETAILS

### Entrance Hallway

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

### WC

Wash hand basin with storage, low level WC, heated towel rail and laminate flooring.

### Reception Room

21'9 x 16'10 (6.63m x 5.13m )

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

### Dining Room

10'8 x 9'0 (3.25m x 2.74m )

Carpet flooring and sliding door leading to the rear garden.

### Kitchen

18'4 x 8'8 (5.59m x 2.64m )

Range of base and eye level units, work surfaces, sink, dishwasher, fridge, freezer, oven/grill, four ring induction hob, extractor fan, breakfast bar, laminate flooring and door leading to the rear garden.

### Utility

8'10 x 8'5 (2.69m x 2.57m )

Range of units, sink and space for; washing machine. Door leading through to;

### Garage

17'6 x 8'5 (5.33m x 2.57m )

Up and over door.

### First Floor Landing

Airing cupboard and carpet flooring.

### Bedroom One

21'0 x 9'5 (6.40m x 2.87m )

Rear aspect, wardrobes and carpet flooring.

### Bedroom Two

13'6 x 10'6 (4.11m x 3.20m )

Front aspect and carpet flooring.

### Bedroom Three

12'5 x 10'5 (3.78m x 3.18m )

Rear aspect and carpet flooring.

### Bedroom Four

8'8 x 7'6 (2.64m x 2.29m )

Front aspect and carpet flooring.

### Shower Room

Very large shower cubicle with rainfall shower head and shower attachment, low level WC, wash hand basin with storage, heated towel rail, tiled walls and tiled flooring.

### To The Front

Driveway parking, access to the garage and gate leading;

### To The Rear

Landscaped garden comprising mainly of shingle and patio. Shrubby and a pond.

### Council Tax

Band E.

## INGLEWOOD AVENUE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - For sale is this well presented four bedroom link-detached house situated within the popular Heatherside development. The ground floor boasts a spacious reception room, dining room, WC and refitted kitchen with separate utility. To the first floor there are four good-size bedrooms and a modern shower room. The home, which is within close proximity to well regarded schools such as Heather Ridge, Ravenscote and Tomlinscote, has driveway parking, a garage and a spacious and landscaped rear garden. Within walking distance are a range of local amenities including a Sainsbury's, hairdressers, dentist and pharmacy. There is a local park and woodlands nearby.