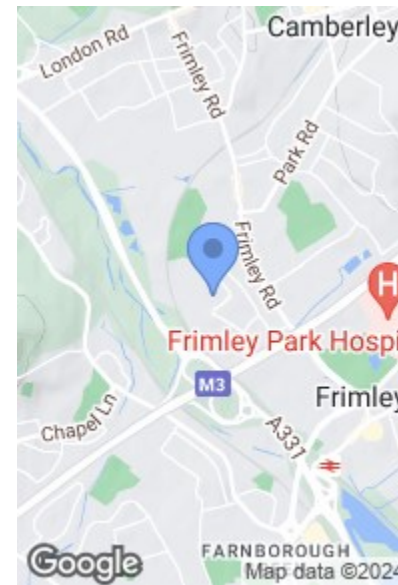




ROAD MAP

HYBRID MAP

TERRAIN MAP

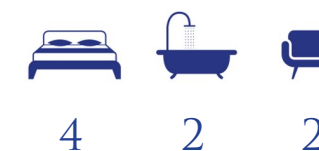


LEA ROAD, CAMBERLEY GU15
OFFERS IN EXCESS OF £550,000

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| Energy Efficiency Rating | | Current | Potential |
|---|--------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| A | 92-100 | | 85 |
| B | 81-91 | | |
| C | 69-80 | 71 | |
| 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



Lea Road, Camberley, GU15

Approximate Area = 1301 sq ft / 120.8 sq m (includes annexe)
For identification only - Not to scale

MAIN FEATURES

- Semi Detached Home
- Four Bedrooms
- Excellently Presented
- Driveway Parking
- Sunny Aspect Garden
- Spacious Kitchen/Breakfast Room
- Front & Rear Gardens
- Self-Contained Annexe With Great Rental Potential
- Easy Access To Local Amenities

FULL DETAILS

Entrance Hallway

Enter via door, tiled flooring, understairs storage and stairs leading to the first floor.

Reception Room

13'9 x 13'8 (4.19m x 4.17m)

Front aspect and carpet flooring.

Kitchen/Breakfast Room

20'4 x 11'0 (6.20m x 3.35m)

Range of base and eye level oak units, five ring gas hob, oven/grill, extractor hood, washing machine and space for; fridge/freezer. Tiled flooring and doors leading to the rear garden.

First Floor Landing

Carpet flooring.

Bedroom One

11'8 x 10'6 (3.56m x 3.20m)

Front aspect, airing cupboard and carpet flooring.

Bedroom Two

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

Rear aspect and carpet flooring.

Bedroom Three

9'4 x 8'0 (2.84m x 2.44m)

Front aspect, wardrobe with mirrored sliding doors and carpet flooring.

Bathroom

Bath, wash hand basin, heated towel rail, tiled flooring and partly tiled walls.

WC

Low level WC and tiled flooring.

To The Rear

Mainly laid to lawn with patio area, surrounded by mature planting.

To The Front

Front garden with mature planting and driveway parking.

Annexe Kitchen/Reception Room

24'0 x 11'4 (7.32m x 3.45m)

Kitchen has a range of base and eye level units, sink, four ring electric hob, oven, extractor fan and fridge/freezer. Partly tiled walls.

Annexe Bedroom

17'0 x 12'8 (5.18m x 3.86m)

Double bedroom, wardrobe with mirrored sliding doors, feature wall and new carpet flooring.

Annexe En Suite

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

Council Tax

Band D.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Knights Property Services. REF: 1144994



LEA ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - ****NO ONWARD CHAIN**** For sale is this fantastic semi detached house, presented in an excellent condition, occupying a corner plot position. The property itself has a large reception room, kitchen/breakfast room and three bedrooms with a bathroom and separate WC. A standout feature of the property is the self-contained annexe, which offers a kitchen/reception room, bedroom and en suite. In addition to a good-size rear garden, there is driveway parking and a front garden. The property is within walking distance of local schools, Camberley Health Centre and Frimley Park Hospital.