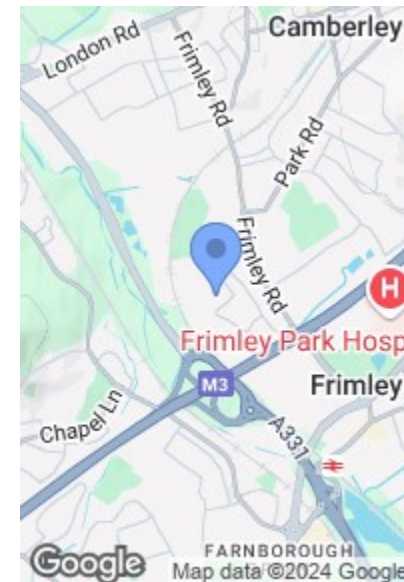
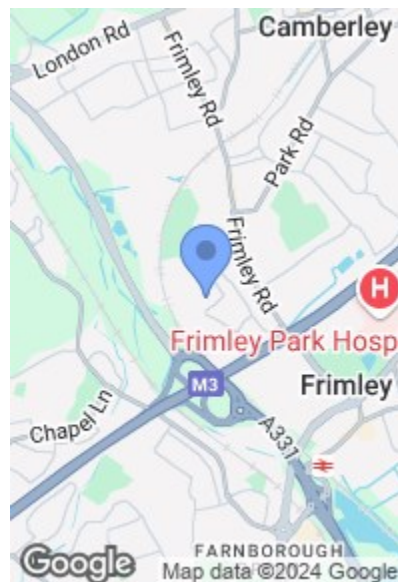




ROAD MAP

HYBRID MAP

TERRAIN MAP

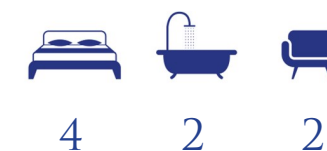


LEA ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £500,000

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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.