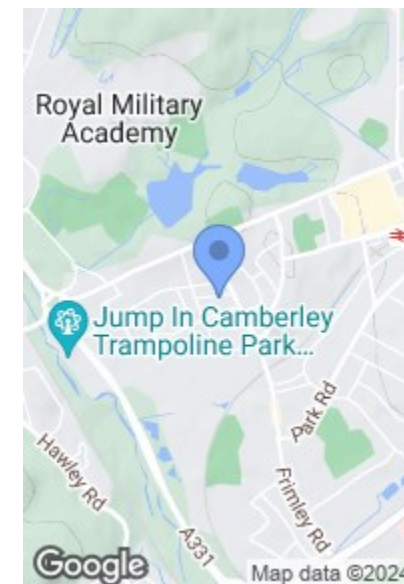
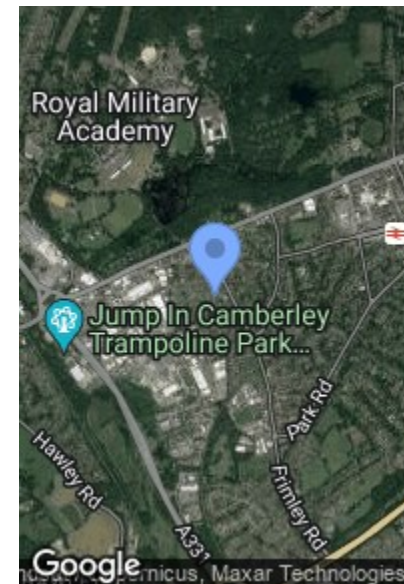
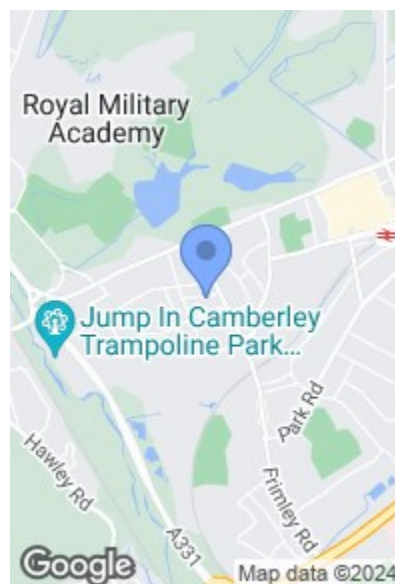


ALEXANDRA AVENUE, CAMBERLEY GU15  
OFFERS IN EXCESS OF £400,000

ROAD MAP

HYBRID MAP

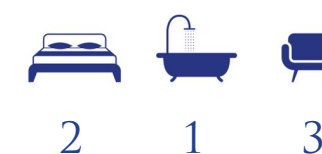
TERRAIN MAP



Camberley 01276 539111  
Email: enquiries@knightsproperty.com  
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www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		85
B	81-91		
C	69-80	70	
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	

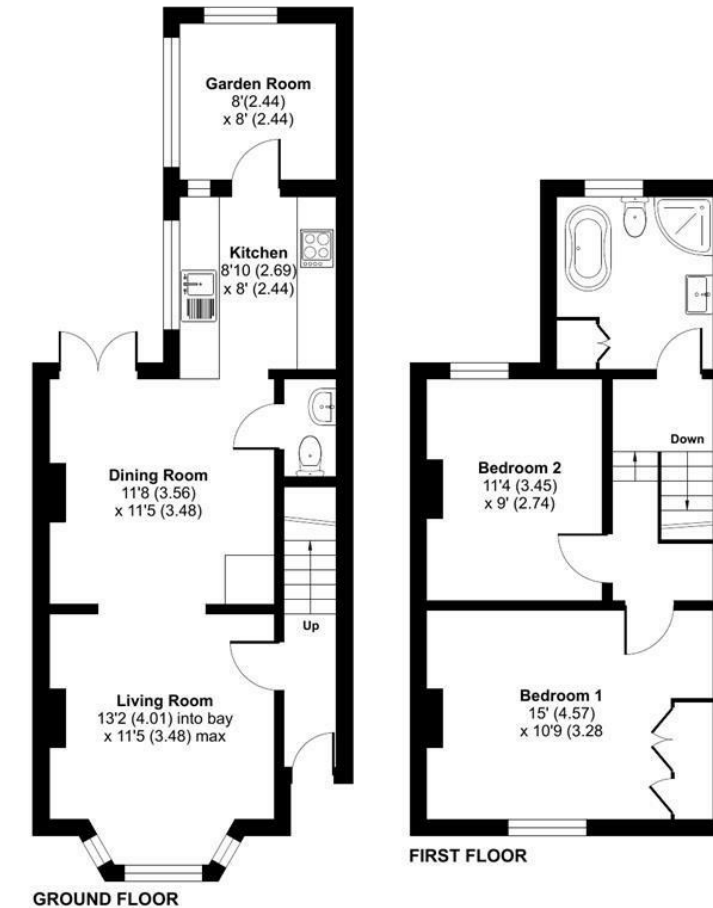




## FLOORPLAN

### Alexandra Avenue, Camberley, GU15

Approximate Area = 886 sq ft / 82.3 sq m  
For identification only - Not to scale



**GROUND FLOOR**  
**FIRST FLOOR**

RICS Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Knights Property Services. REF: 1144996. KNIGHTS PROPERTY SERVICES

## MAIN FEATURES

- No Onward Chain
- Characterful Property
- Two Double Bedrooms
- Three Reception Rooms
- Sash Windows
- Very Stylish Refitted Bathroom
- Good-Size Garden
- Extremely Well Presented
- Easy Access To Local Amenities

## FULL DETAILS

### Entrance Hallway

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

### Living Room

13'2 x 11'5 (4.01m x 3.48m )

Bay window, cast iron fireplace and wood flooring. Leading through to;

### Dining Room

11'8 x 11'5 (3.56m x 3.48m )

Wood flooring and doors leading to the rear garden.

### WC

Low level WC, wash hand basin and wood flooring.

### Kitchen

8'10 x 8'0 (2.69m x 2.44m )

Range of base and eye level units, gas hob, oven, extractor fan, sink and space for; washing machine and dishwasher. Partly tiled walls and laminate flooring.

### Garden Room

8'0 x 8'0 (2.44m x 2.44m )

Insulated.

### First Floor Landing

Carpet flooring.

### Bedroom One

15'0 x 10'9 (4.57m x 3.28m )

Front aspect, cast iron feature fireplace, wardrobe, wood panelling and carpet flooring.

### Bedroom Two

11'4 x 9'0 (3.45m x 2.74m)

Rear aspect, cast iron feature fireplace and carpet flooring.

### Bathroom

Bath with shower attachment, shower cubicle, wash hand basin with storage below, low level WC, storage cupboard, heated towel rail, tiled flooring and wood panelling with feature wallpaper.

### To The Rear

Mainly laid to patio with decking area and a range of trees and shrubs. Shed.

### Council Tax

Band C.

## ALEXANDRA AVENUE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** New to the market for sale is this deceptively spacious character mid terrace home. The property, which is being sold with no onward chain, has been updated to a very high standard throughout by the current owners with the ground floor offering a spacious living room with bay window, large dining room, WC, refitted kitchen and a garden room. To complete the excellently presented property internally there is a larger than average bedroom one, a further double bedroom and a very stylish refitted bathroom to the first floor. There is also a good-size rear garden. As well as being ideally positioned for good commuter links, the home is near to a range of shops along the Frimley Road in addition to Frimley Park Hospital, Camberley town centre and The Meadows shopping centre with a large Next opposite.