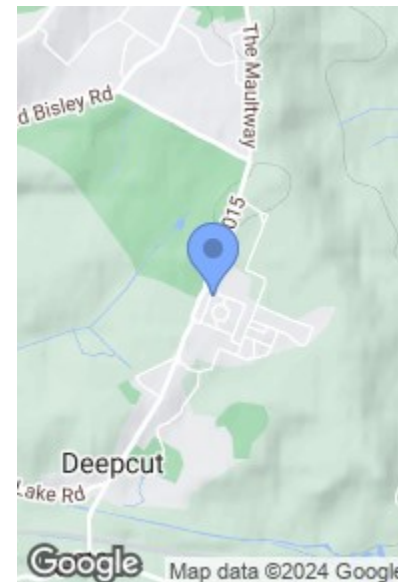
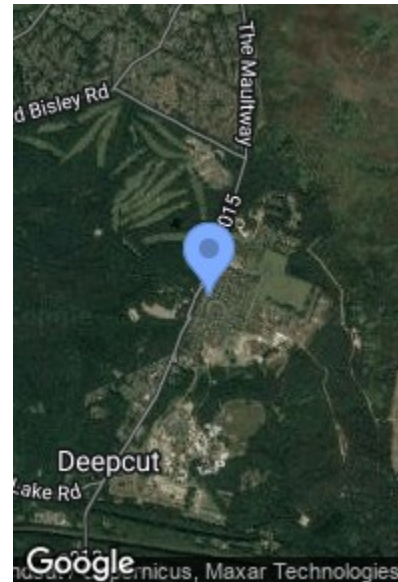
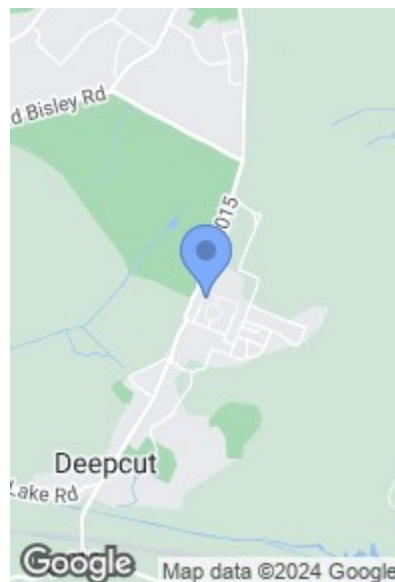


ROAD MAP

HYBRID MAP

TERRAIN MAP

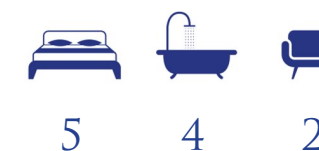


STICKLE DOWN, CAMBERLEY GU16
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	91-100		
B	81-90		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





FLOORPLAN

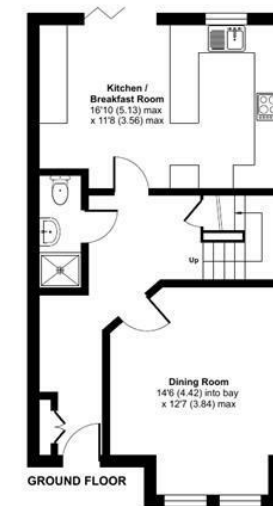
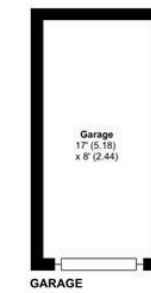
Stickle Down, Deepcut, Camberley, GU16

Approximate Area = 1662 sq ft / 154.4 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1798 sq ft / 167 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2024. Produced for Knights Property Services. REF: 1168112



MAIN FEATURES

- Five Bedroom
- Modern Kitchen
- Off Road Parking For Two Vehicles
- No Onward Chain
- Town House
- Two Reception Room
- Garage

FULL DETAILS

Entrance Hallway

Enter via front door, carpet flooring throughout, neutrally decorated, doors leading all room, stairs leading to the first floor.

Dining Room

14'6" x 12'7" (4.42 x 3.84)

Front aspect room, carpet flooring, neutrally decorated, bespoke shutter blinds fitted.

W/C

Low level WC, wash hand basin, shower cubicle with shower off the main.

Kitchen/ Breakfast Room

16'9" x 11'8" (5.13 x 3.56)

Rear aspect room, range of base & level units, roll edge work surface, breakfast bar, integrated dish washer, four ring gas hob, electrical fan assisted oven with grill, extractor hood above, inset sink with hot & cold mixer tap and drainage area. Space for American style fridge freezer, integrated washing machine. Double french doors leading out into a landscape rear garden.

First Floor

Carpet flooring, stairs leading to the second floor.

Living Room

16'9" x 11'8" (5.13 x 3.58)

Large rear aspect living room, carpet flooring, neutrally decorated, access to Juliet balcony.

Bedroom Two

12'0" x 11'6" (3.66 x 3.53)

Front aspect bedroom, bespoke fitted shutters, carpet flooring, fitted wardrobe, access to ensuite

Ensuite

Low level WC, wash hand basin with hot & cold mixer tap. shower cubicle with shower off the main.

Study / Bedroom Five

13'5" x 5'6" (4.11 x 1.70)

Fitted study furniture.

W/C

Low level WC, Wash hand basin with hot & cold mixer tap

Second Floor

Bedroom One

11'8" x 10'11" (3.58 x 3.35)

Rear aspect master bedroom, bespoke fitted shutters, carpet flooring, access to dressing area with fitted wardrobes, en-suite:

Ensuite

Double shower cubicle, heated towel rail, low level WC, wash hand basin with hot & cold mixer tap, tiled flooring.

Bedroom Three

14'4" x 10'0" (4.39 x 3.05)

Front aspect bedroom, bespoke fitted shutters, carpet flooring, fitted wardrobes

Bedroom Four

10'0" x 7'6" (3.05 x 2.31)

Front aspect bedroom, bespoke fitted shutters, carpet flooring, fitted wardrobes

Family Bathroom

Enclosed circular bath, low level WC, wash hand basin, vanity mirror above the sink, heated towel rail.

To The Front

Path leading to the front of the property

To The Rear

Fully enclosed rear garden, offering an excellent space for outdoor entertaining. The garden has been landscaped and there is rear access to the parking & garage

STICKLE DOWN, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES- NO ONWARD CHAIN Presented in immaculate condition throughout, is this spacious, three storey family home. The property boasts five bedrooms, two en suite showers rooms, dressing area, a stylish refitted bathroom, further shower room, two reception rooms (the living room benefitting from a Juliet style balcony) and beautiful, bespoke refitted open plan kitchen/breakfast room. Externally, the South facing rear garden offers low maintenance and there is also allocated parking for two vehicles, plus a garage. To the rear it is laid to lawn, patio and shingle, with rear access to parking and garage