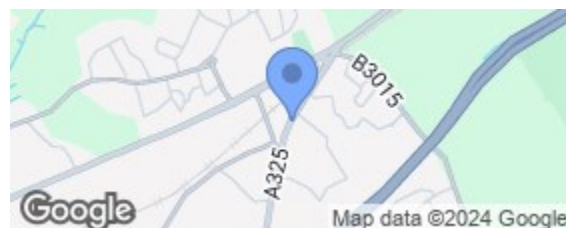


ROAD MAP

HYBRID MAP

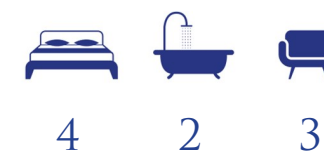


MAYWOOD DRIVE, PORTSMOUTH ROAD, CAMBERLEY GU15  
OFFERS OVER £850,000

Camberley 01276 539111  
Email: [enquiries@knightsproperty.com](mailto:enquiries@knightsproperty.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightsproperty.com](http://www.knightsproperty.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		83
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	







## MAIN FEATURES

- No Onward Chain
- Spacious Semi Detached Property
- Four Double Bedrooms
- En Suite & Bathroom
- Rich In History
- Driveway Parking
- Double Garage
- Refurbished Throughout
- Wood Panelling To Walls
- Immaculately Presented

## FULL DETAILS

### Entrance Hallway

Enter via door, understairs storage, coat cupboard, stairs leading to the first floor and laminate flooring.

### WC

Wash hand basin, low level WC and laminate flooring.

### Kitchen/Dining Room

18'0 x 18'0 (5.49m x 5.49m)

Range of base and eye level units, granite work surfaces, central island, induction hob, extractor hood, dishwasher, two fridge/freezers, double oven/grill and laminate flooring. Bi-folding doors leading to the garden.

### Utility

Range of units and boiler. Plumbing and space for washing machine and tumble dryer.

### Family Room

13'0 x 9'5 (3.96m x 2.87m)

Laminate flooring.

### Living Room

18'0 x 12'0 (5.49m x 3.66m)

Dual aspect and laminate flooring. Bi-folding doors.

### First Floor Landing

Carpet flooring.

### Bedroom One

13'0 x 11'8 (3.96m x 3.56m )

Double bedroom, carpet flooring and door leading through to;

### En Suite

Shower cubicle with rainfall showerhead and additional shower attachment, wash hand basin with storage below, electric heated vanity mirror, low level WC, partly tiled walls and tiled flooring.

### Bedroom Two

14'7 x 11'6 (4.45m x 3.51m )

Double bedroom and carpet flooring.

### Bedroom Three

14'4 x 9'0 (4.37m x 2.74m)

Double bedroom and carpet flooring.

### Bedroom Four

13'1 x 9'9 (3.99m x 2.97m)

Double bedroom and carpet flooring.

### Bathroom

Shower cubicle with rainfall showerhead and additional shower attachment, bath, two wash hand basins with storage below, low level WC, heated towel rail, electric heated vanity mirror, partly tiled walls and tiled flooring.

### External Grounds

Lawned area and shingled driveway parking. Surrounded by mature trees and shrubs.

### Double Garage

Power and lighting.

### Council Tax

Band G.

## FLOORPLAN

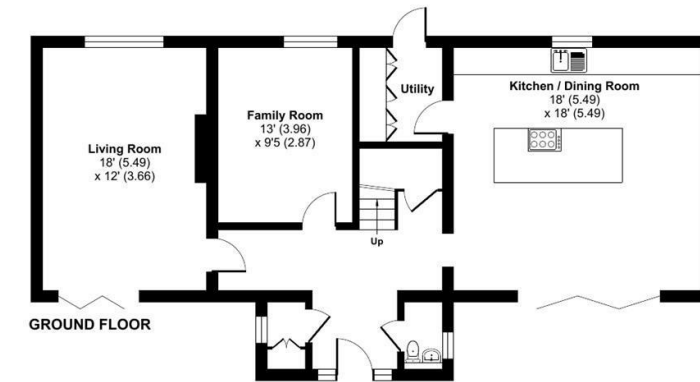
### Maywood St Luke, Maywood Drive, Camberley, GU15

Approximate Area = 1840 sq ft / 170.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Knights Property Services. REF: 1183665



## MAYWOOD DRIVE, PORTSMOUTH ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** Tucked away on a private road, just off Portsmouth Road in Camberley, is this delightful Neo-Georgian style four bedroom property. Rich in history, it was once part of the original Maywood House estate and has been refurbished by the current owner over the past two years. This impressive home is set on a 0.29 acre (approx.) plot featuring additional woodland to the North East of Maywood Drive and a rare World War II bunker. The ground floor comprising; spacious entrance hallway with WC, dual aspect living room, family room, utility and impressive kitchen/dining room with bi-folding doors opening on to the landscaped garden. To complete the property internally, on the first floor there are four double bedrooms, bathroom and en suite to bedroom one. There is a landscaped garden in addition to driveway parking and a double garage.