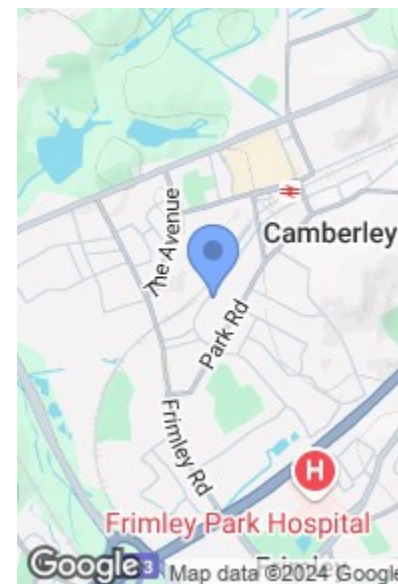
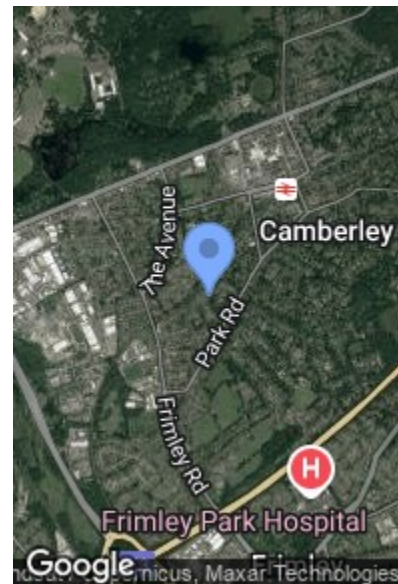
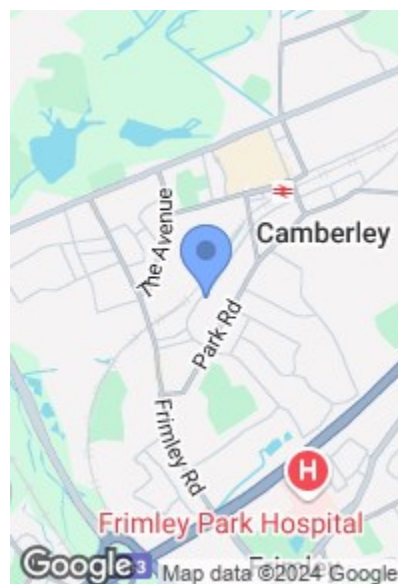


GORDON AVENUE, CAMBERLEY GU15
OFFERS IN EXCESS OF £585,000

ROAD MAP

HYBRID MAP

TERRAIN MAP



Camberley 01276 539111
Email: enquiries@knightsproperty.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightsproperty.com

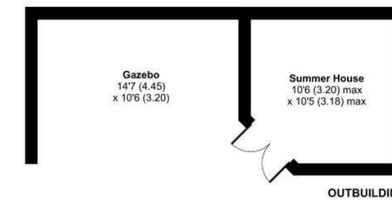


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		81
B	81-91		
C	69-80		
D	55-68	65	
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



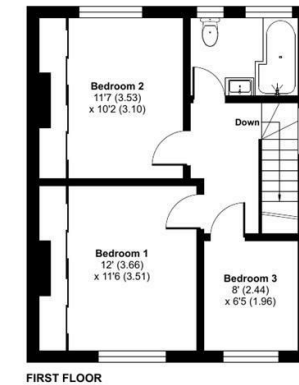
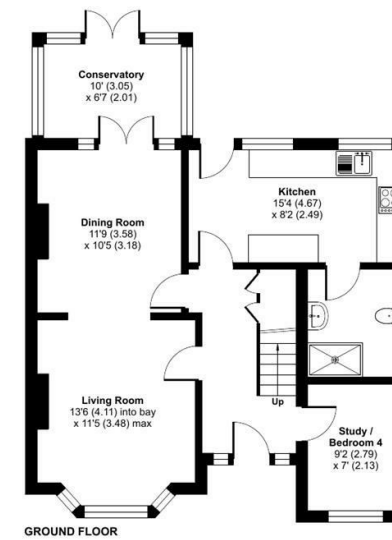


FLOORPLAN



Gordon Avenue, Camberley, GU15

Approximate Area = 1183 sq ft / 109.9 sq m
 Outbuilding = 104 sq ft / 9.6 sq m
 Total = 1287 sq ft / 119.5 sq m
 For identification only - Not to scale



MAIN FEATURES

- Semi Detached Property
- Three/Four Bedrooms
- New Boiler (Approx. Two Years Old)
- Summer House With Gazebo
- Walking Distance Of Camberley Town Centre
- Driveway Parking
- Good-Size Garden
- Scope To Extend STPP
- Water Softener

FULL DETAILS

Entrance Hallway

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

Living Room

13'6" x 11'5" (4.11m x 3.48m)

Front aspect bay window, feature fireplace and oak herringbone flooring. Archway leading through to;

Dining Room

11'9" x 10'5" (3.58m x 3.18m)

Feature fireplace (closed) and oak herringbone flooring.

Conservatory

10'0" x 6'7" (3.05m x 2.01m)

Laminate flooring and doors leading to the garden.

Kitchen

15'4" x 8'2" (4.67m x 2.49m)

Range of base and eye level units, dishwasher, microwave, fridge/freezer, oven, four ring electric hob, extractor fan and sink. Door leading through to;

Shower Room

Shower cubicle, wash hand basin, low level WC, heated towel rail and vanity mirror. Boiler and space for; washer/dryer. Partly tiled walls and tiled flooring.

Study/Bedroom Four

9'2" x 7'0" (2.79m x 2.13m)

Front aspect and carpet flooring.

First Floor Landing

Carpet flooring and access to partially boarded loft with ladder.

Bathroom

Bath with rainfall showerhead and additional shower attachment, wash hand basin with storage below, low level WC, tiled flooring and partly tiled walls.

Bedroom One

12'0" x 11'6" (3.66m x 3.51m)

Front aspect, built-in mirrored wardrobes and laminate flooring.

Bedroom Two

11'7" x 10'2" (3.53m x 3.10m)

Rear aspect, built-in mirrored wardrobes and laminate flooring.

Bedroom Three

8'0" x 6'5" (2.44m x 1.96m)

Front aspect and carpet flooring.

To The Rear

Mainly laid to lawn with patio area and a range of mature trees and shrubs. Access to;

Summer House

10'6" x 10'5" (3.20m x 3.18m)

Power and lighting.

Gazebo

14'7" x 10'6" (4.45m x 3.20m)

To The Front

Driveway parking. Gate leading to the rear of the property.

Council Tax

Band D.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlchecon 2024. Produced for Knights Property Services. REF: 1184854



GORDON AVENUE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - For sale is this semi detached property, which is situated on a large plot and was built in the 1950s. The current owners have had a new efficient combi boiler and radiators fitted two years ago as well as a Harvey's water softener and drinking water filtration. The ground floor comprising; living room, dining room, conservatory, kitchen, shower room and study/bedroom four. There are three bedrooms and a bathroom (which was fitted two years ago) on the first floor to complete the property internally. In addition to a good-size garden, a standout feature of the property is the summer house and gazebo, which was erected two years ago. The home is within walking distance of Camberley town centre and all of its amenities including The Atrium complex, train station and Places Leisure. The owners see the property as a lovely family house but it's too big for them. They'll be sad to leave the lovely neighbours that surround them.