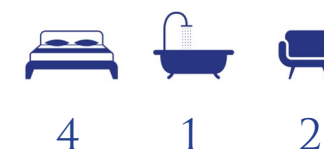
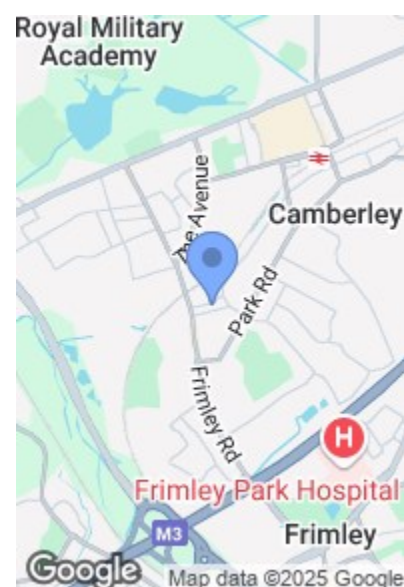


GORDON AVENUE, CAMBERLEY GU15  
OFFERS IN EXCESS OF £700,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (82 plus)		
B (81-82)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	55	75
EU Directive 2002/91/EC		



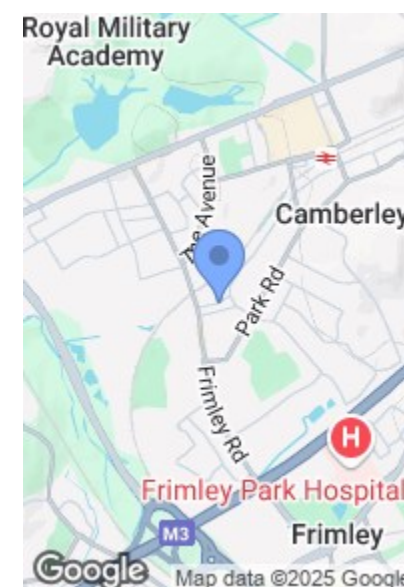
ROAD MAP



HYBRID MAP



TERRAIN MAP



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







### MAIN FEATURES

- No Onward Chain
- Detached Family Home
- Four Good-Size Bedrooms
- Modern Kitchen
- Landscaped Rear Garden
- Driveway Parking To The Rear
- Modern Bathroom
- Scope To Extend STPP

### FULL DETAILS

#### Entrance Hall

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

#### Reception One

Bay window, feature fireplace and laminate flooring.

#### Reception Two

Feature fireplace and laminate flooring.

#### Kitchen

Range of base and eye level units, sink, hob, oven, fridge/freezer and space for; washer/dryer. Laminate flooring and door leading outside.

#### First Floor Landing

Exposed flooring. Access to the loft.

#### Bedroom One

Bay window and exposed flooring.

#### Bedroom Two

Side aspect and exposed flooring.

#### Bedroom Three

Rear aspect and exposed flooring.

#### Bedroom Four

Rear aspect and exposed flooring.

#### Bathroom

Bath with shower, wash hand basin with storage below, heated towel rail, tiled walls and tiled flooring.

#### WC

Low level WC and tiled flooring.

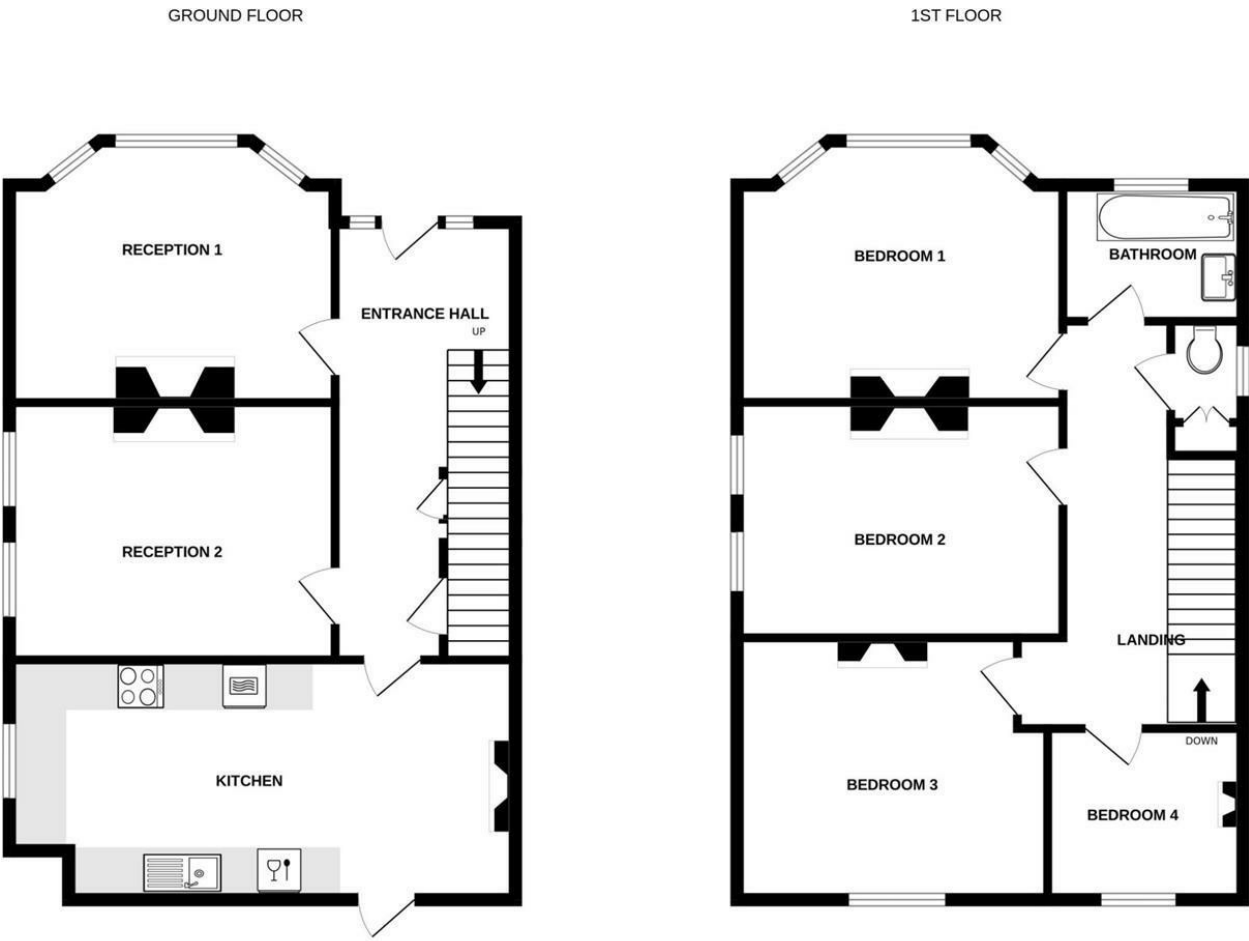
#### To The Front

Laid to patio.

#### To The Rear

Areas laid to patio and lawn. Mature planting, large shed and access to parking.

### FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### GORDON AVENUE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this well presented period property within walking distance of Camberley town centre, with its wide range of shops and restaurants as well as leisure facilities like Places Leisure. The home has undergone some refurbishment by the current owners, whilst still retaining its character features. The property, which is being sold with no onward chain, has potential to extend STPP.

The ground floor has two large reception rooms and a modern kitchen. The first floor boasts a refitted bathroom with separate WC and four good-size bedrooms. Driveway parking is available to the rear of the property and accessed via Watchetts Road. The sizeable and very well maintained rear garden has been landscaped and is in excess of 80ft. The home is located for great commuter links including the A30 and M3.