

ROAD MAP

HYBRID MAP

TERRAIN MAP



RUSSET GARDENS, CAMBERLEY GU15  
OFFERS IN EXCESS OF £1,100,000

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	85
EU Directive 2002/91/EC		







## MAIN FEATURES

- Spacious Detached Property
- Five Bedrooms
- Immaculately Presented
- Close To Camberley Town Centre
- Undergone Lots Of Improvements
- Landscaped Garden
- Water Softener
- Garage & Driveway Parking
- Solar Panels (With Battery Storage)
- En Suite & Walk-In Wardrobe To Bedroom One

## FULL DETAILS

### Entrance Hallway

Enter via front door and tiled flooring.

### Living Room

Bay window with shutters, feature fireplace and carpet flooring. French doors leading to the rear of the property.

### Study

Bay window with shutters and built-in desk and storage. Tiled flooring.

### WC

Feature walls, wash hand basin, low level WC and tiled flooring.

### Kitchen/Family/Dining Room

From Park Street Interiors. Range of base and eye level units, sink with filter water tap, central island, two single ovens, built-in steamer, microwave/convection oven, wine cooler, dishwasher, induction hob and remote control extractor fan (built-in to the ceiling). Walk-in pantry, tiled flooring, air conditioning unit and space for; fridge/freezer. Bi-folding doors, projector and electric velux windows with blinds.

### Utility

Range of units, sink and space for; washing machine and tumble dryer. Tiled flooring.

### Garage

Roller door, boiler, megaflo system and water softener. Controls for the solar panels. LED lighting and power.

### First Floor Landing

Carpet flooring. Access to partially boarded loft with ladder.

### Bedroom One

Front aspect, storage, blind to window, air conditioning unit and carpet flooring. Door leading through to;

### Walk-In Wardrobe

Fitted wardrobes.

### En Suite

Double shower cubicle with shower attachment and rainfall shower head, wash hand basin with storage below, low level WC, shaver point, partly tiled walls and tiled flooring.

### Bedroom Two

Front aspect, air conditioning unit, storage and carpet flooring.

### Bedroom Three

Rear aspect, storage, air conditioning unit and carpet flooring.

### Bedroom Four

Front aspect, storage and carpet flooring.

### Bedroom Five

Rear aspect and carpet flooring.

### Bathroom

Freestanding bath, shower cubicle with rainfall shower head and shower attachment, low level WC, wash hand basin, storage, partly tiled walls and tiled flooring.

### To The Front

Ample driveway parking and well maintained front garden with a range of planting. Access to the garage and access to the rear via side gate.

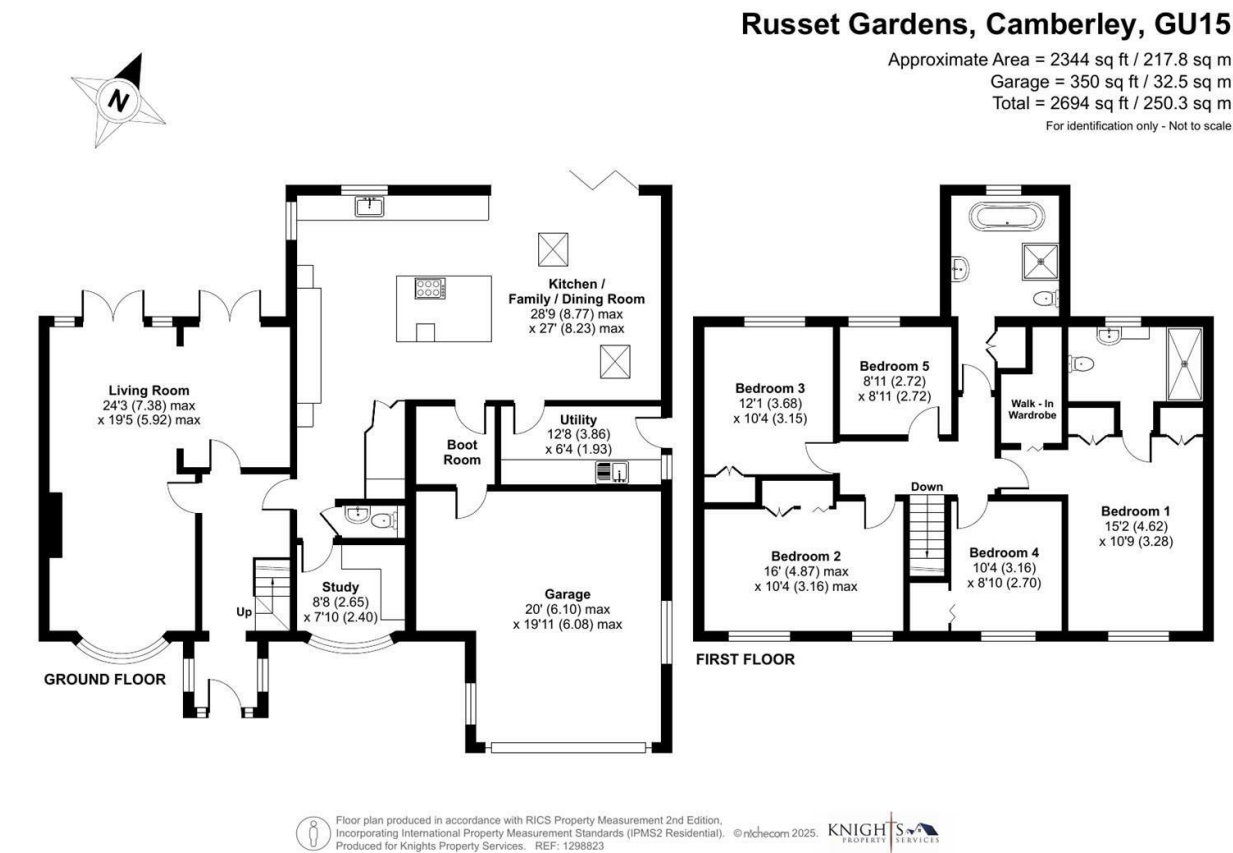
### To The Rear

Landscaped and very well maintained garden comprising; mainly laid to lawn with patio areas, decked area and access to shed with power. Mature planting and side access to the front of the property.

### Council Tax

Band F.

## FLOORPLAN



## RUSSET GARDENS, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - Knights are very excited to market for sale this beautifully presented and sizeable detached home, ideally positioned along a highly desirable road in Camberley, situated on a large plot. The stunning home, which has been extended and offers spacious accommodation over two floors, boasts an open plan kitchen/family/dining room with separate utility to the ground floor along with a living room, study, boot room and WC. To the first floor there are five good-size bedrooms with an en suite and walk-in wardrobe to bedroom one, along with an impressive bathroom. The vast property boasts a very well maintained landscaped rear garden as well as ample driveway parking, front garden and a large garage. The home has undergone lots of improvements by the current owners. Additional features to mention include solar panels (with battery storage), air conditioning units in multiple rooms, NEST heating and a water softener to name a few. The home is within close proximity to Camberley town centre with its wide range of amenities as well as great transport links. A viewing is highly recommended to really appreciate everything that this beautiful property has to offer.