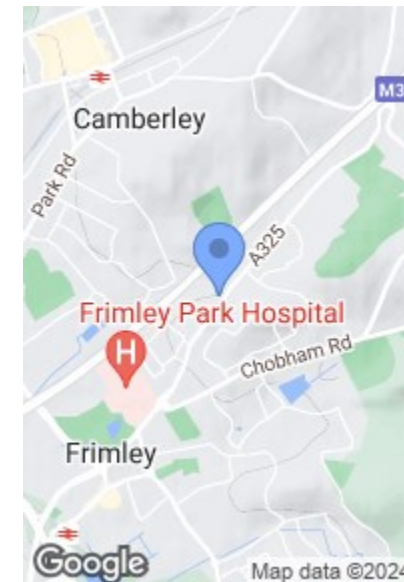
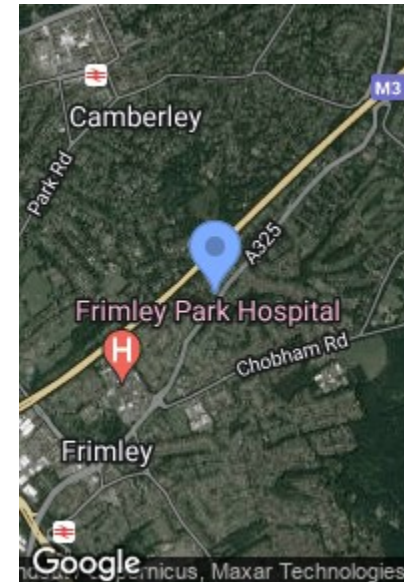


ROAD MAP

HYBRID MAP

TERRAIN MAP

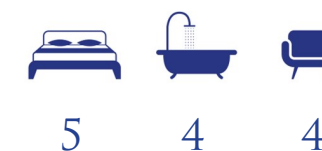


BRACKENDALE CLOSE, CAMBERLEY GU15
OFFERS OVER £950,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		62	78
		EU Directive 2002/91/EC	

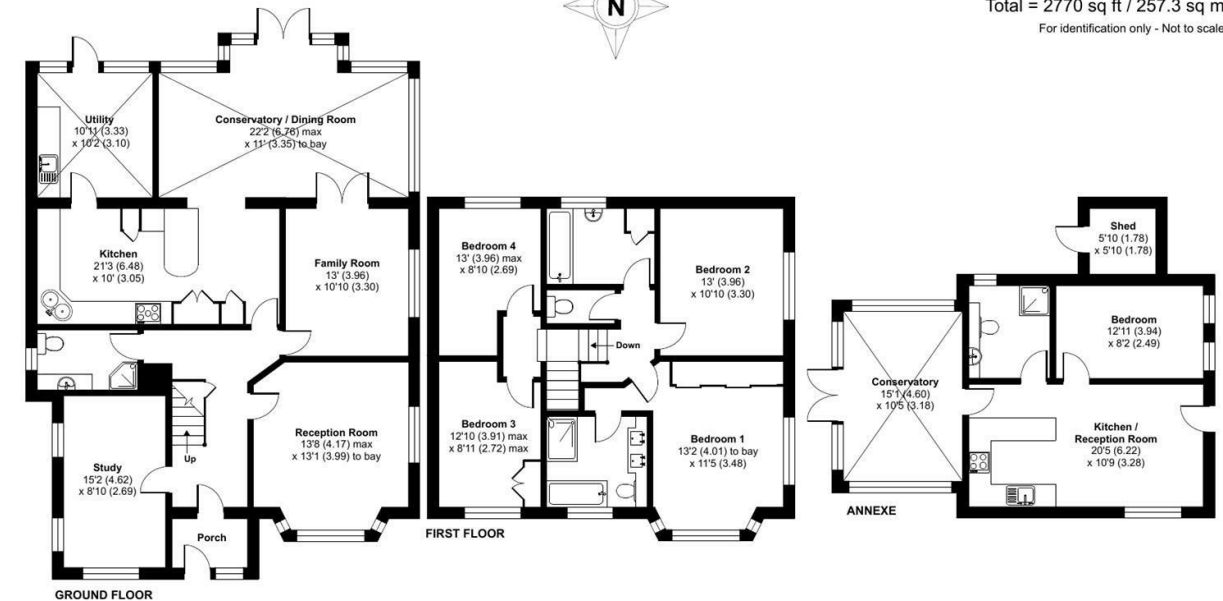




FLOORPLAN

Brackendale Close, Camberley, GU15

Approximate Area = 2168 sq ft / 201.4 sq m
 Annexe = 568 sq ft / 52.7 sq m
 Outbuilding = 34 sq ft / 3.1 sq m
 Total = 2770 sq ft / 257.3 sq m
 For identification only - Not to scale



MAIN FEATURES

- Very Large Detached Home
- Extremely Spacious & Secluded Plot
- Five Double Bedrooms
- Ample Driveway Parking
- Sizeable Annexe
- Well Maintained Garden
- Open Plan Kitchen With Separate Utility
- Close To Well Regarded Schools

FULL DETAILS

Hallway

Enter into porch with door leading through to hallway. Stairs leading to the first floor, understairs storage and carpet flooring.

Study

15'2 x 8'10 (4.62m x 2.69m)
 Dual aspect and laminate flooring.

Reception Room

13'8 x 13'1 (4.17m x 3.99m)
 Dual aspect, bay window and carpet flooring.

Family Room

13'0 x 10'10 (3.96m x 3.30m)
 Feature wall, tiled flooring and doors leading through to;

Conservatory/Dining Room

22'2 x 11'0 (6.76m x 3.35m)
 Tiled flooring and doors leading out to the very spacious rear garden.

Kitchen

21'3 x 10'0 (6.48m x 3.05m)
 Range of base and eye level units, sinks, oven, oven/grill, microwave, five ring gas hob, extractor fan, dishwasher and space for; fridge/freezer. Partly tiled walls, tiled flooring and door leading through to;

Utility

10'11 x 10'2 (3.33m x 3.10m)
 Range of base and eye level units, sink and space for; washing machine, tumble dryer and fridge/freezer. Door leading to the rear garden.

Shower Room

Wash hand basin, low level WC, shower cubicle, vanity mirror, storage, heated towel rail, tiled flooring and tiled walls.

First Floor Landing

Carpet flooring.

Bedroom One

13'2 x 11'5 (4.01m x 3.48m)
 Front aspect double bedroom, wardrobes, carpet flooring and door leading through to;

En Suite

Wash hand basins, bath with shower attachment, shower cubicle, low level WC, vanity mirrors, underfloor heating, tiled flooring and tiled walls.

Bedroom Two

13'0 x 10'10 (3.96m x 3.30m)
 Side aspect double bedroom, feature wall and carpet flooring.

Bedroom Three

12'10 x 8'11 (3.91m x 2.72m)
 Front aspect double bedroom, feature wall, wardrobe and carpet flooring.

Bedroom Four

13'0 x 8'10 (3.96m x 2.69m)
 Rear aspect double bedroom, feature wall and carpet flooring.

WC

Low level WC and laminate flooring.

Bathroom

Bath with power shower, wash hand basin with storage below, cupboard housing boiler and water cylinder, heated towel rail and laminate flooring.

Annexe - Conservatory

15'1 x 10'5 (4.60m x 3.18m)
 Linoleum flooring and door leading through to;

Kitchen/Reception Room

20'5 x 10'9 (6.22m x 3.28m)
 Range of base and eye level units, sink, four ring gas hob, oven, extractor fan, washing machine and space for; fridge/freezer. Partly tiled walls and linoleum flooring.

Bedroom

12'11 x 8'2 (3.94m x 2.49m)
 Double bedroom and linoleum flooring.

Shower Room

Shower cubicle, low level WC, wash hand basin, vanity mirror, heated towel rail and linoleum flooring.

To The Front & Side

Ample block paved driveway parking and lawned area with a range of mature planting.

To The Rear

Decked area with BBQ area and bar, making it an ideal entertaining space. Large lawned area, swimming pool (currently not in use) and mature planting.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlcheccom 2024. Produced for Knights Property Services. REF: 1115137



BRACKENDALE CLOSE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - For sale on the sought-after Brackendale Close, is this very well presented property which offers spacious and versatile living. Situated on an extremely spacious and secluded plot, this property occupies a prime location near well regarded schools, Frimley Park Hospital, Camberley town centre and excellent transport links. The ground floor features a study, reception room, family room, conservatory/dining room, shower room and a large open plan kitchen with separate utility. The first floor boasts four double bedrooms, a bathroom with separate WC and an en suite to bedroom one.

Externally the property impresses with well maintained grounds that include a swimming pool, BBQ area and bar and ample driveway parking. To complete the property there is a self-contained annexe with a conservatory, open plan kitchen/reception room, double bedroom and shower room. A viewing is highly recommended to appreciate everything that this property has to offer.