



96, Park Road  
Camberley  
Surrey, GU15 2LN

**£735,000 Freehold**





Offered to the market with no onward chain and located in one on Camberley's premier roads, a recently redecorated and recarpeted four bedroom detached home. Accommodation comprises an entrance hallway, a modern cloakroom, a separate updated shower room, study, dual aspect living room, a spacious and modern 23' kitchen/dining room which opens to a uPVC conservatory. Upstairs you will find four spacious bedrooms and a stylish refitted family bathroom. Further features include ample driveway parking and a c. 80 ft. southeast facing enclosed rear garden. The property has previously been licensed for an HMO, and subject to a new license could potentially make a attractive investment.

- uPVC double glazed windows
- Updated kitchen, cloakroom and bathrooms
- Gas radiator heating
- Previously used as a licensed HMO (license now expired)

Council Tax Band: G  
Local Authority: Surrey Heath Borough Council  
Energy Performance Rating: C

The property sits back from the road with a good sized gravel driveway providing parking for numerous vehicles. The southeast facing rear garden measures approximately 80ft in length being enclosed by a combination of brick wall and panel fencing. The garden is mainly laid to lawn with mature foliage and a timber and glass-built garden shed.

Park Road is a desirable road with a mix of house styles Ideally located within easy access to the M3 motorway, Camberley Town Centre and 'The Atrium' shopping centre, cinema complex and theatre. There is also an abundance of woodland within easy reach which is ideal for walkers and cyclist alike. The property is conveniently centrally located to local schools.

Please use the postcode GU15 2LN, the property is located next door to Kingsclear Nursing Home





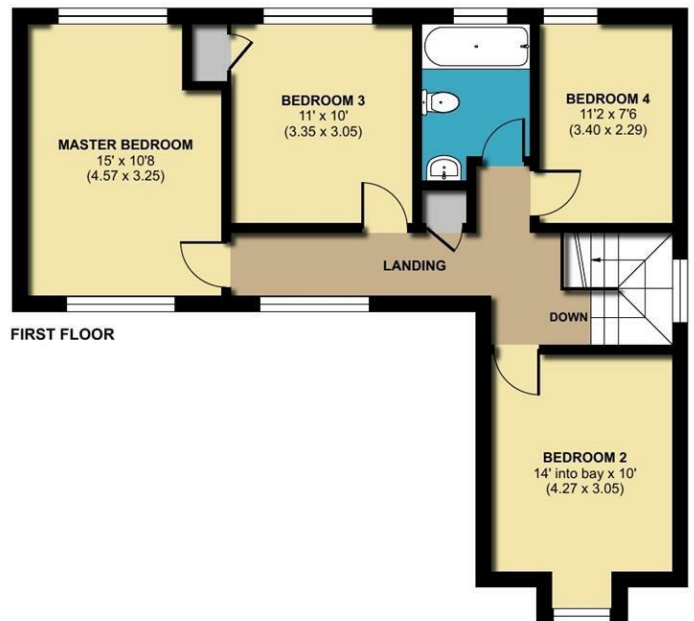
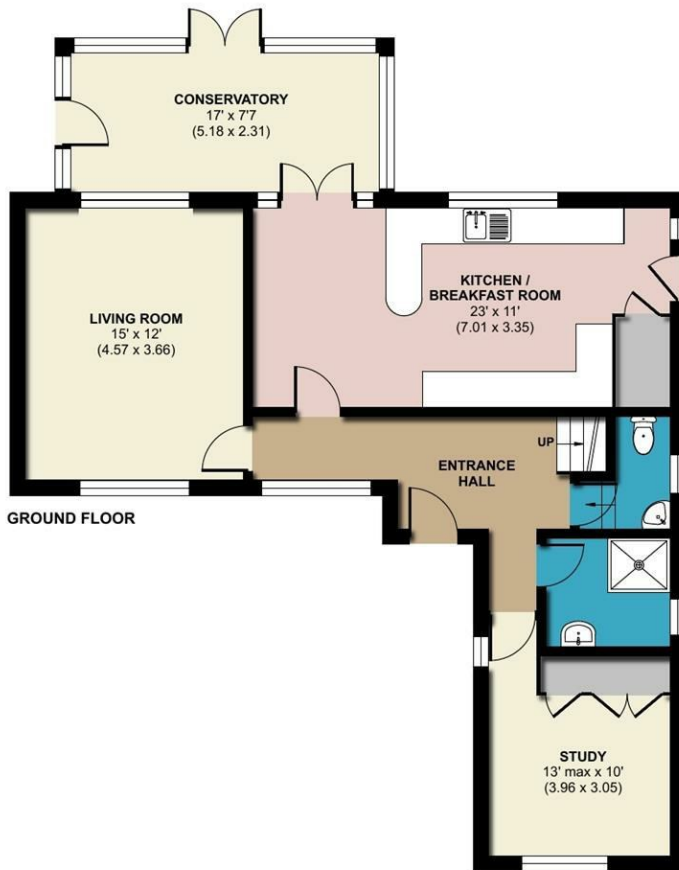


# Floorplan

## Park Road, Camberley

Approximate Area = 1588 sq ft / 147.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Michael Hardy. REF: 1112111

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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Ref: 17865382 | Folio: C5794 | 18th April 2024