



Iberian Way, Camberley, GU15 1LY
Guide Price £735,000

A well presented and modernised four bedroom detached family home situated in this popular residential location with easy access to local schools. The property also offers easy access to Camberley town centre, train station and the M3 motorway. The accommodation comprises a bright and spacious through lounge, dining area, cloakroom, re-fitted modern kitchen with built-in "Miele" appliances, on the first floor generous sized bedrooms, separate shower room and modern family bathroom. Outside a mature rear garden, front garden with off street parking for at least two/three cars, garage, side space with potential to extend (STPP). Proposal plans for single storey rear extension available on request (STPP). The property also benefits from double glazed windows and gas central heating. An internal viewing is strongly recommended.

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Entrance Hallway



Tiled flooring, stairs to first floor, radiator.

Downstairs Cloakroom

Low level w./c. wash hand basin, radiator, tiled flooring, double glazed window.

Lounge



Front aspect double glazed lead light window radiator, power point, spotlights, wood effect flooring, through to...

Dining Area



Side aspect double glazed lead light window, radiator, power point, double glazed sliding patio door to rear garden, through to...

Re-Fitted Modern Kitchen/Breakfast Room



Modern fitted kitchen, single bowl sink with mixer tap and cupboard below, further floor and wall mounted

units, built-in four ring "Miele" gas hob, built-in "Miele" oven and steamer, space for American style fridge/freezer, integrated dishwasher, power point, tiled flooring, power points, wall mounted radiator, spotlights, door to garden.

First Floor Landing



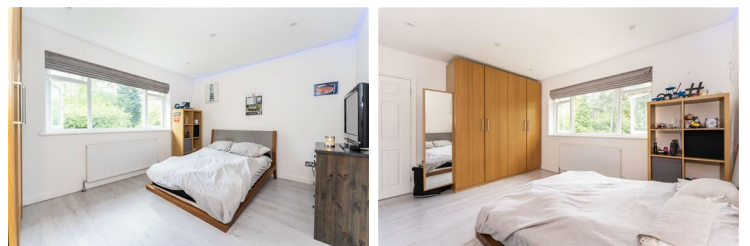
Front aspect double glazed window, access to loft and doors to rooms.

Bedroom One



Front aspect double glazed lead light window, radiator, laminate flooring, power point, spotlights, wall to wall wardrobes.

Bedroom Two



Rear aspect double glazed window, radiator, laminate flooring, power point, built-in wardrobes

Bedroom Three



Front aspect double glazed lead light window, power point, radiator, laminate flooring.

Bedroom Four



Rear aspect double glazed window, radiator, power point, laminate flooring.

Shower Room



Wall mounted shower unit, wash hand basin, tiled walls, heated towel rail, double glazed window.

Modern Family Bathroom Suite



Modern white suite comprising panel enclosed feature bath with moulded mixer taps and shower attachment, wash hand basin with mixer tap, low level w/c, heated towel rail, double glazed window, tiled walls and flooring.

Outside



Rear Garden



Paved patio area, rest mainly laid to lawn area with mature shrub borders, timber shed.

Side

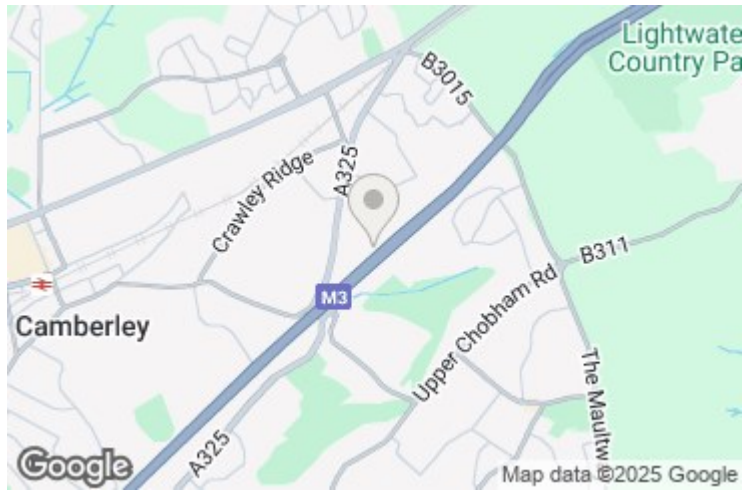
With potential to extend (STPP), side access, outside top, storage cupboard.

Front

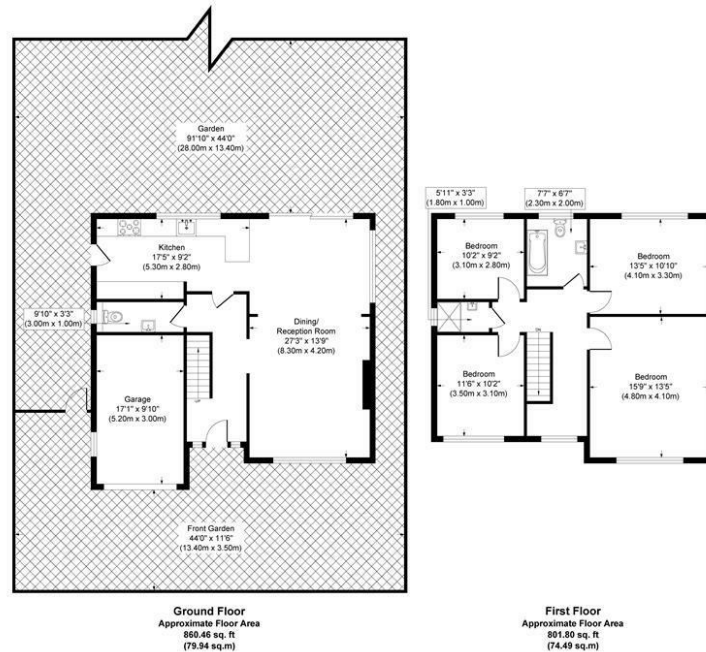
Own driveway with off street parking for at least 2/3 cars, laid to lawn area.

Garage

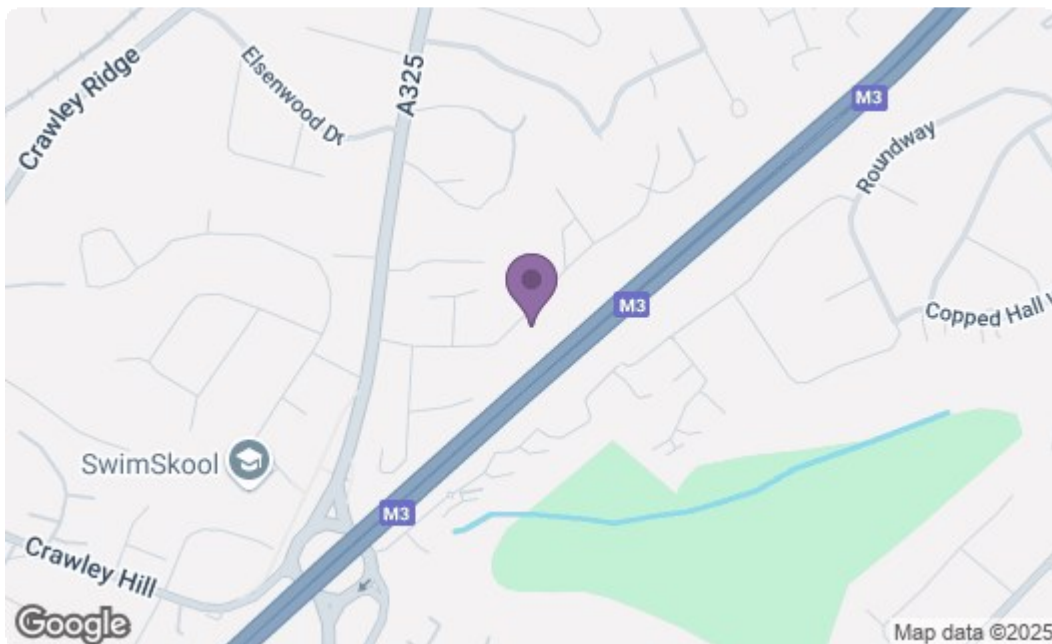
With power.



Iberian Way, Camberley, Surrey GU15 1LY



Approx. Gross Internal Floor Area 1662.26 sq. ft / 154.43 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale
Produced by Instagram: @SOMAPRODUCERS



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 EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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