



Kirkstones

Brackendale Close | Camberley | Surrey | GU15 1HP

Offers Over £820,000 Freehold

Waterford's W
Residential Sales & Lettings

Kirkstones

Brackendale Close | Camberley
Surrey | GU15 1HP
Offers Over £820,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £850,000. Detached 4-bedroom home situated on a large plot with driveway and double garage.

- NO ONWARD CHAIN
- FOUR BEDROOM DETACHED
- THREE RECEPTIONS
- DOUBLE GARAGE
- 0.38 ACRES
- COUNCIL TAX BAND: G

Description

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This stunning detached house offers versatile living throughout and the opportunity to create substantial home, STPP.

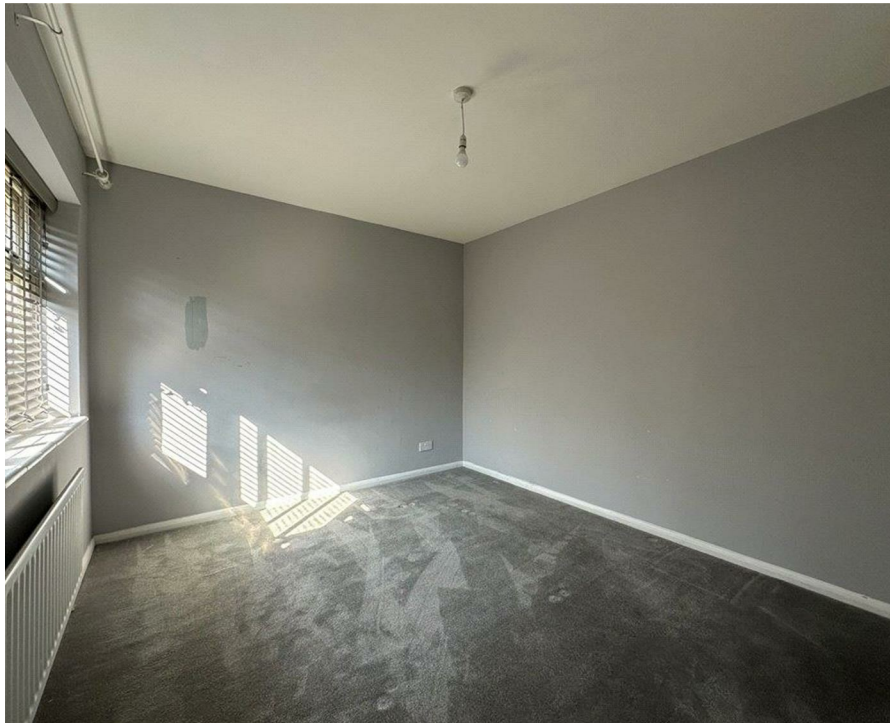
Boasting four spacious bedrooms, this property is ideal for a growing family with an array of excellent schools in the immediate area and amenities.

The property sits on a plot of approx 0.38 acres which provides a peaceful sanctuary to relax and unwind, while the double garage and off-street parking offer convenience and security. Situated in a desirable neighbourhood, this property is close to local amenities, schools, and transport links, making it a convenient and sought-after location.

Don't miss the opportunity to make this exceptional house your new home.



AVAILABLE NOW
- FOUR BEDROOM
DETACHED ON A
LARGE PLOT!



Contact us today to arrange a viewing.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

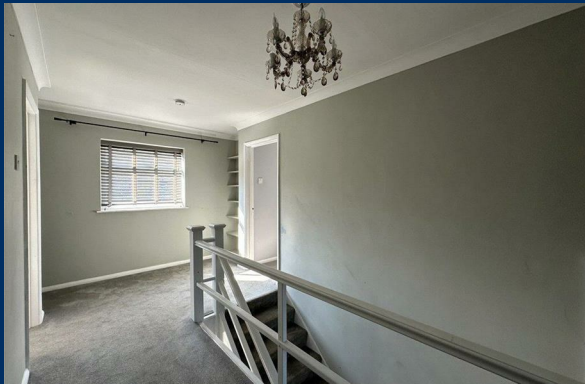
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

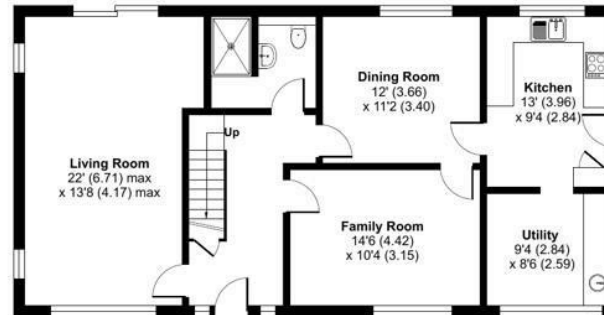
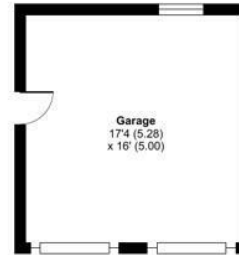
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

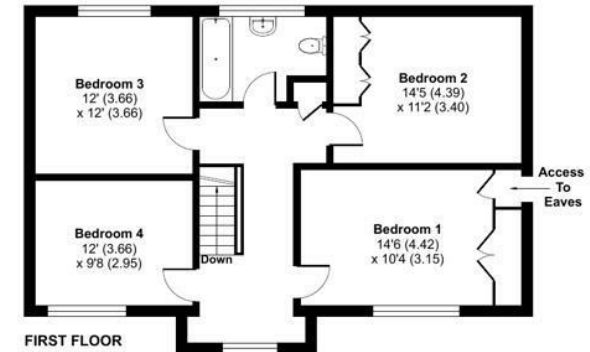


Brackendale Close, Camberley, Surrey, GU15

Approximate Area = 1819 sq ft / 169 sq m
 Garage = 283 sq ft / 26.2 sq m
 Total = 2102 sq ft / 195.2 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Waterfords. REF: 1081047



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			82
(11-11) B			
(10-10) C			
(9-8) D		54	
(7-6) E			
(5-4) F			
Not energy efficient - higher running costs			
(1-2) G			
England & Wales		EU Directive 2002/91/EC	

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