



Amber Hill | Camberley | Surrey | GU15 1EB

Asking Price £700,000 Freehold

Waterfords W
Residential Sales & Lettings

Amber Hill | Camberley
Surrey | GU15 1EB
Asking Price £700,000

A superb opportunity to acquire this very well-presented, quiet, four bedroomed, detached house offering spacious accommodation, convenient parking, and more in this sought after Amber Hill location.

- Four Bedroom Detached
- Four Receptions
- Ensuite To Master
- South Facing Garden
- Well Presented Throughout
- Close to Tomlinscote/Ravenscote
- Quiet Location
- Council Tax Band: G

Description

This quality dwelling has an impressive four reception rooms, four bedrooms, and two bathrooms, providing an excellent range of facilities and living space for a growing family or couple.

The front garden, porch and hallway welcome you into the home. The centrally placed kitchen has ample storage and appliances. It leads into a large utility room and drying area, an internal garage workshop, the other reception rooms and the rear garden. All this provides versatile accommodation



VIEWINGS ARE
HIGHLY
RECOMMENDED!



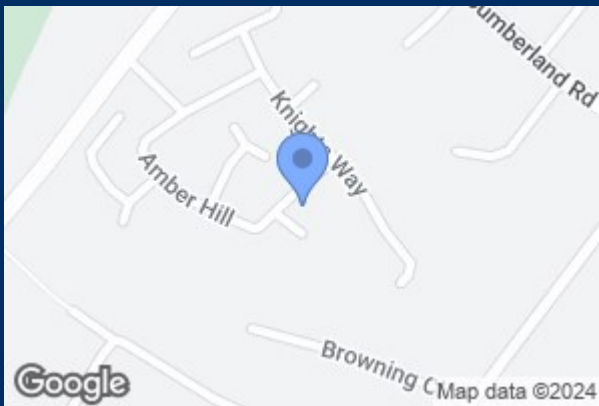
for different needs, be that for work relaxation or leisure.

Upstairs, the four bedrooms ensure everyone has a private sanctuary and office space. The master bedroom benefits from an ensuite bathroom while the remaining bedrooms share a family bathroom. The landing provides safe access to a floored attic.

This property has beautifully landscaped and manageable front and rear gardens with a large patio that's ideal for outdoor dining, spending time with family or entertaining friends. The garage and driveway provide excellent storage and parking. There is also a brick-built shed for gardening or hobby equipment.

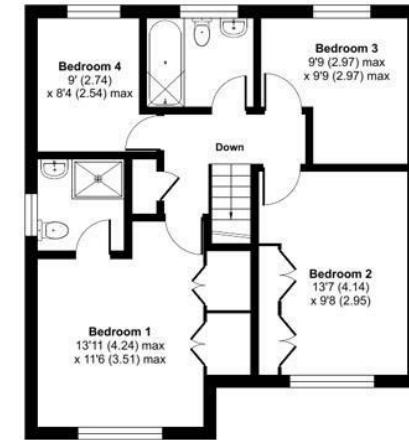
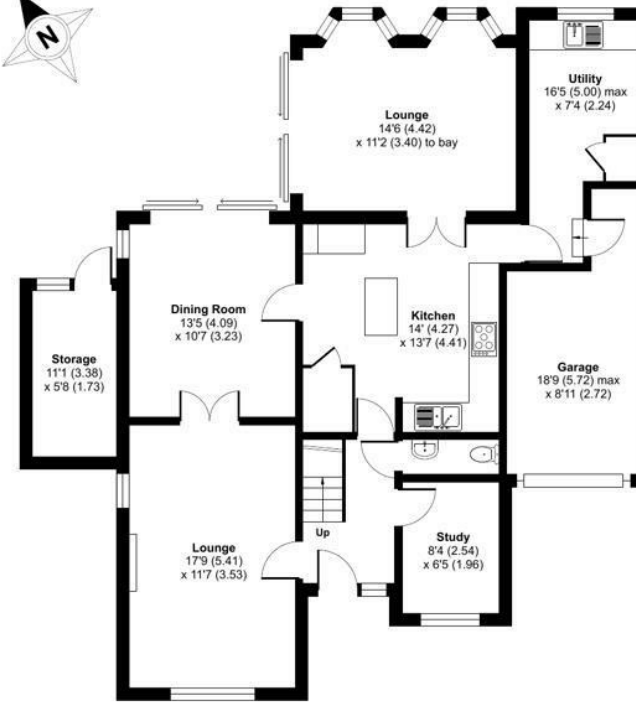
It's worth noting that there are two external electric points and lighting to the front and rear of the premises. Additionally, a cabled broadband network has been wired into six rooms providing an exceptional internet and wi-fi service.

Finally: Amber Hill allows walkable access to local shops, a doctor's surgery, post office, parks and play areas, all within the catchment area of popular local schools. You're conveniently near to major road links such as the M3, A30, A331, and six railway stations. Heathrow Airport is a 30/40-minute drive away. It's an ideal hub for travelling to and from London, shopping in major towns, or visiting local attractions such as Windsor Great Park, Ascot, Basingstoke Canal, or for going further afield.



Amber Hill, Camberley, Surrey, GU15

Approximate Area = 1623 sq ft / 150.7 sq m
 Garage = 138 sq ft / 12.8 sq m
 Outbuilding = 63 sq ft / 5.8 sq m
 Total = 1824 sq ft / 169.3 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). © nichecom 2024. Produced for Waterfords. REF: 1088820



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (12 plus) A | | | |
| (91-91) B | | | |
| (69-80) C | | 71 | 81 |
| (55-68) D | | | |
| (39-54) E | | | |
| (13-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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