



Borrowdale Gardens | Camberley | Surrey | GU15 1QZ

Offers In Excess Of ~~£660,000~~ <sup>£660,000</sup>

*Waterford's* W  
Residential Sales & Lettings

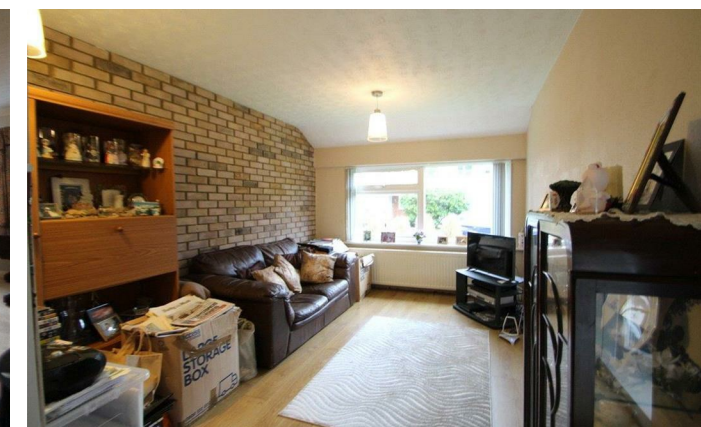
Borrowdale Gardens  
| Camberley  
Surrey | GU15 1QZ

A sizeable four bedroom detached family home. Offering versatile living accommodation, a generous plot and good school catchments.

- Cul-De-Sac
- Larger than average garden
- Private setting
- Four reception rooms
- Two driveways
- Great school catchments
- Versatile living accommodation
- Surrey Heath Council Tax Band G

## Outside

The property is situated in the corner of the cul-de-sac giving it a larger garden than most in the street. It has two driveways, giving parking for at least four cars. There is front access into the garage and side access leading to the rear garden. The garden has a large patio, lawn and shrubs and tree borders. the garden itself is very private.



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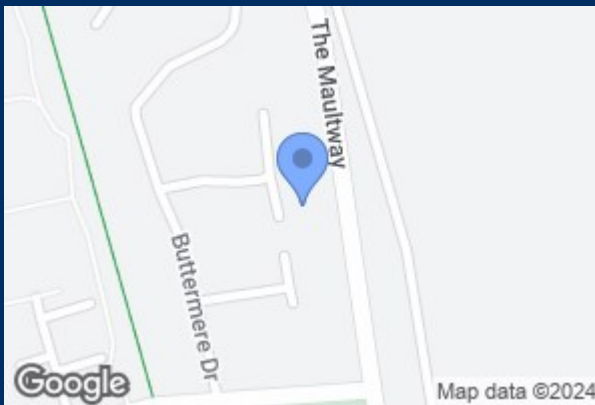
## Location

Offering a quiet cul de sac location on the ever popular Heatherside area of Camberley. A fantastic choice of Schools and shops with easy reach to major road, rail links and town centre.

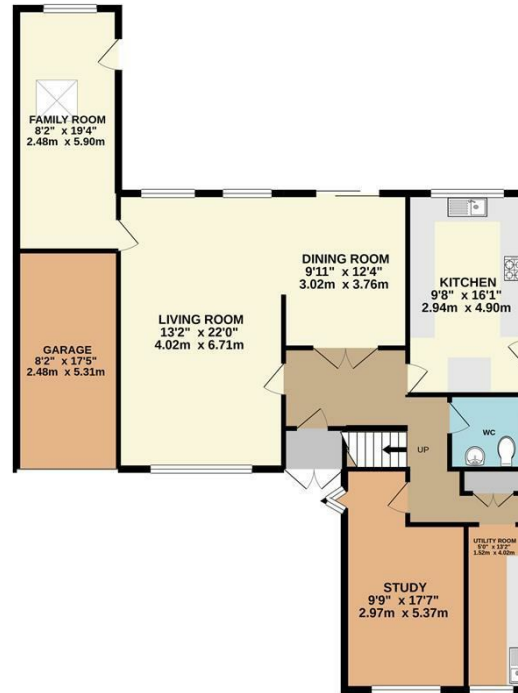
Borrowdale Road is situated in a outstanding catchment area that really adds to the desire of a perfect family home. With rail links being offered through Camberley train station, offers a quick route for any commuters to London Waterloo.

## Description

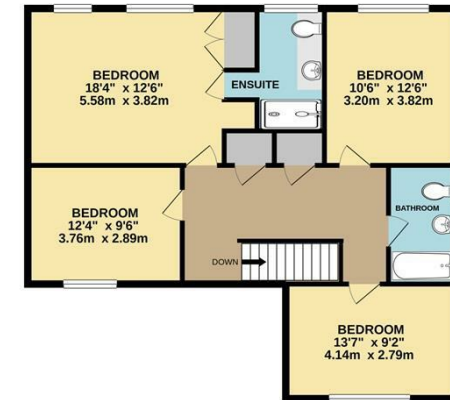
The ground floor comprises spacious entrance hallway leading to the spacious sitting room, backing on to the garden. The large reception room has many stand out features, but the light generated from the south facing rear garden is something to be admired. The property boasts versatility, as it has had one garage converted already, and with one still in place, adds further space if required. Leading upstairs the full open landing adds such an open feel throughout the property with the landing leading to all four of the double bedrooms, as well as the master en-suite.



GROUND FLOOR  
1278 sq.ft. (118.7 sq.m.) approx.



1ST FLOOR  
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 2151 sq.ft. (199.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			80
(11-11) <b>B</b>			
(10-10) <b>C</b>			
(9-9) <b>D</b>		64	
(8-8) <b>E</b>			
(7-7) <b>F</b>			
Not energy efficient - higher running costs			
(1-1) <b>G</b>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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