



Fairway Heights | Camberley | Surrey | GU15 1NJ

Asking Price £875,000 Freehold

*Waterfords* W  
Residential Sales & Lettings

Fairway Heights | Camberley  
Surrey | GU15 1NJ  
Asking Price £875,000

Built by Charles Church to the 'Byron' design this family home has been cosmetically improved by the current owner and offers further extension potential STPP.

- Charles Church 'Byron'
- Impressive 19ft x 19ft kitchen/breakfast/sitting room
- Large private rear garden
- Two Bathrooms
- Extended living accommodation
- Four bedrooms
- Tomlinscote School Catchment
- Surrey Heath Council Tax Band G

## Description

Waterfords are delighted to present to the market this wonderfully extended detached family home on a quiet estate in Camberley.

The property was originally built by the renowned Charles Church and offers a wealth of space internally and externally. Well presented throughout and offering a large individually designed and modern open plan kitchen / breakfast / dining area with modern Neff appliances, granite worktops and separate utility.





There are two sets of bi-fold doors that span the width of the rear extension offering further extension of space to the patio area. There are two further reception rooms to include a large 21ft living area and sizeable study along with a downstairs cloakroom.

To the first floor there are four double bedrooms, three of which have large built-in storage along with the master benefiting from an ensuite. The family bathroom serves the three additional bedrooms.

To the front there is ample parking for several vehicles and access to the double garage which has an integral door from the utility as well. The rear of the property offers a large patio, mainly laid to lawn with shrubbery and provides a high-level of privacy.



The location is ideal for those seeking easy access to sought-after schools along with access to Camberley town centre and London.



Considering the extension made already, the property does have scope for further extension subject to necessary planning via Surrey Heath Council.



We highly recommend organising a private viewing at the property to see what this has to offer.

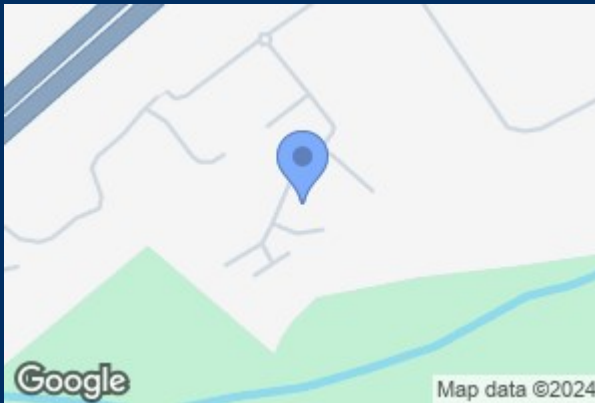
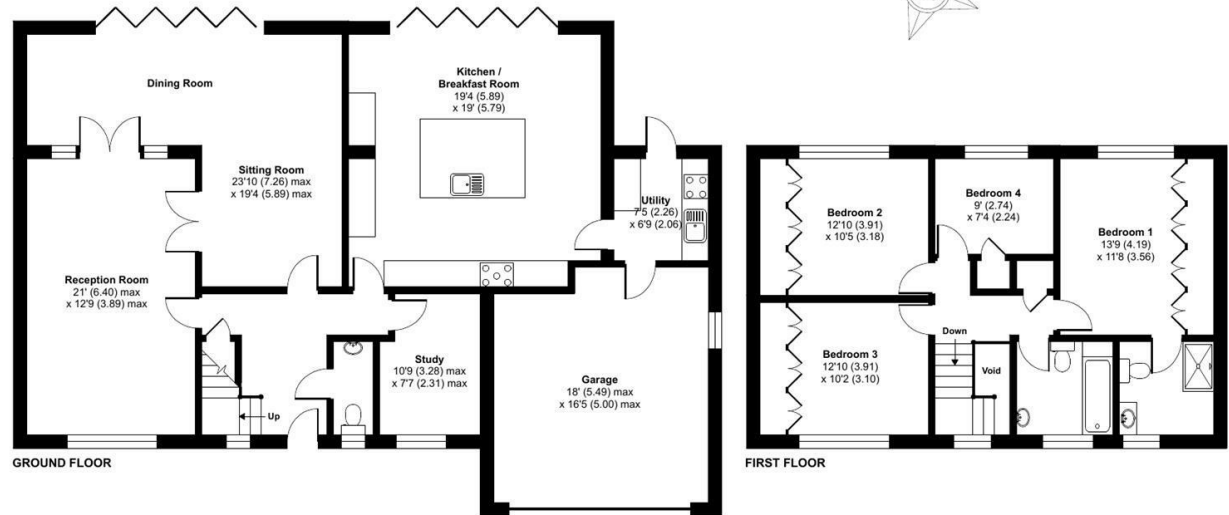




## Fairway Heights, Camberley, GU15

Approximate Area = 2305 sq ft / 214.1 sq m (includes garage & excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Waterfords. REF: 1121934



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C		73	82
(5-8) D			
(3-4) E			
(1-2) F			
(1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01276 66566  
 camberley@waterfords.co.uk  
<https://www.waterfords.co.uk/>