



Fairway Heights | Camberley | Surrey | GU15 1NJ

Price Guide £850,000 Freehold



Fairway Heights | Camberley Surrey | GU15 1NJ Price Guide £850,000

Benefitting from an impressive ground floor extension with a stunning 19ft x 19ft kitchen/breakfast room, this Charles Church built family home is situated in pleasant cul-de-sac location.

- 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

The property was built by the renowned Charles Church and offers a wealth of space internally and externally. The home is well presented throughout and offering an individually designed and contemporary open plan kitchen/ dining area with Neff appliances, granite worktops and a separate utility room. There are two sets of bi-fold doors that span the width of the rear extension offering 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. The first floor has four bedrooms, three of which have large built-in storage along with the main bedroom benefitting from an ensuite and a family bathroom serves the other bedrooms.





Outside

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

Location

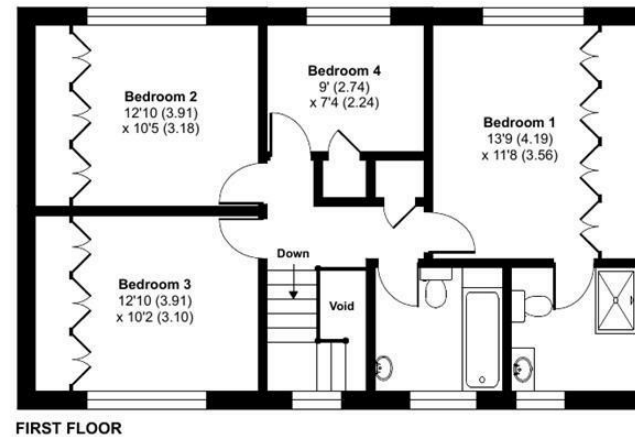
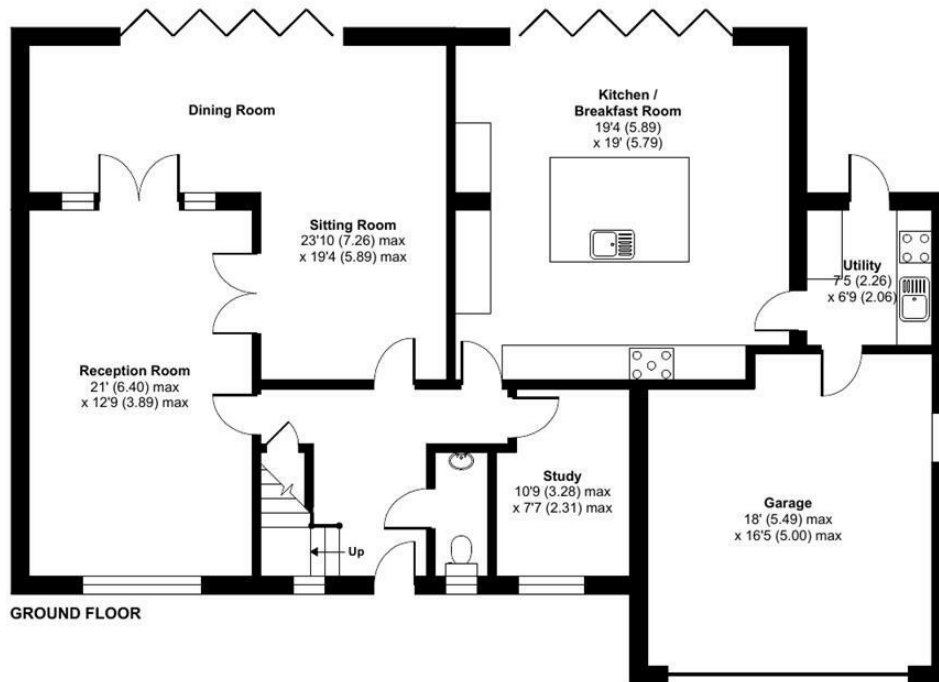
Ideal for those seeking easy access to sought-after schools along with access to Camberley town centre. The property is located in a pleasant residential area with easy access to A325, giving access to A30 and the M3 serving London and the South Coast.



Fairway Heights, Camberley, GU15

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

For identification only - Not to scale



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	73	82
	EU Directive 2002/91/EC	



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



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