



Moorlands Road | | Camberley | GU15 3AF

Offers Over £425,000 Freehold

*Waterfords*  
Residential Sales & Lettings

Moorlands Road |  
Camberley | GU15 3AF  
Offers Over £425,000

Nestled in the heart of Camberley, this charming Victorian semi-detached home seamlessly blends timeless elegance with modern sophistication. This exquisite two double bedroom property has been tastefully extended to the rear and meticulously modernised throughout, offering a perfect sanctuary for sophisticated living.

- Close To Town Centre
- Council Tax Band: C

## Description

Key Features:

**Elegant Victorian Charm:** This home retains its historic charm with classic Victorian architectural details, including high ceilings, ornate cornices, and large windows that flood the interior with natural light.

**Spacious Double Bedrooms:** Both bedrooms are generously sized, providing ample space for relaxation and storage. Each room is beautifully decorated, creating a serene and inviting atmosphere.

**Extended Modern Living Space:** The property





boasts a stunning single storey rear extension, creating a spacious modern kitchen / breakfast area with French doors to the garden. The main reception is open plan to the dining room which provides ample space for entertaining guests.

**Large Bathroom:** The modern bathroom is a haven of relaxation, featuring a contemporary feel with high-quality fixtures, and a clean, minimalist design. The bathroom benefits from a utility cupboard with built-in washing machine and tumble drier for convenience.

**Private Garden:** Step outside to the south-facing rear garden, offering a peaceful retreat from the hustle and bustle of daily life. The garden includes a patio area for al fresco dining, a lush lawn, and mature plants and shrubs that provide privacy and tranquility.



**Prime Location:** Situated in the desirable Camberley area, this property is conveniently located close to local amenities, excellent schools, and transport links, ensuring easy access to everything you need.

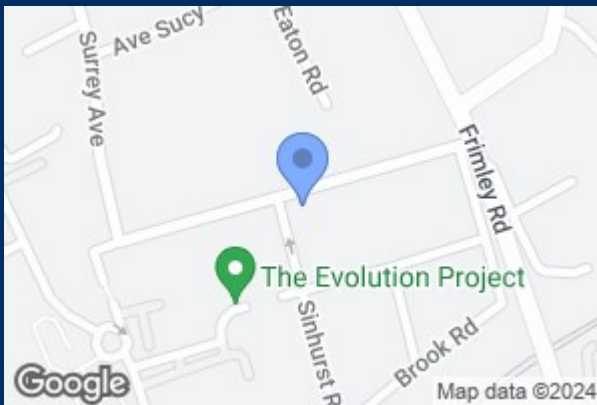


**Additional Features:** The home also benefits from modern double glazing, central heating, and all certificates relating to the work to the rear.



This Victorian gem is a rare find, offering a perfect blend of historic charm and modern luxury. Don't miss the opportunity to make this stunning property your new home. Contact us today to arrange a viewing to avoid disappointment.

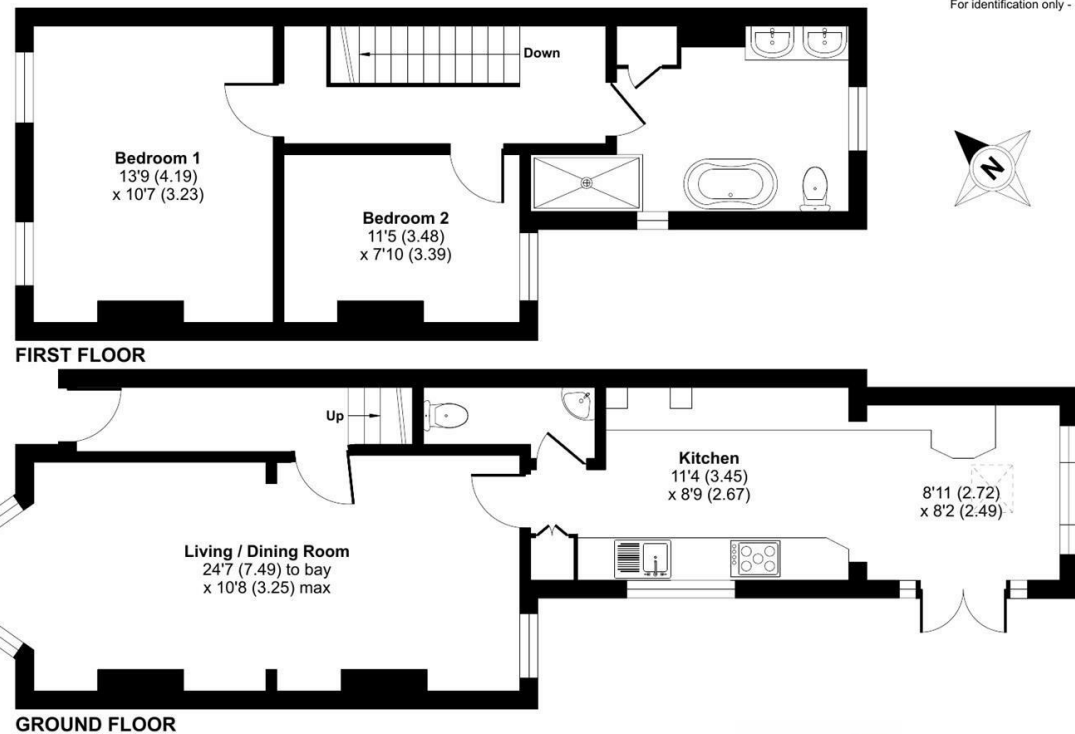




## Moorlands Road, Camberley, GU15

Approximate Area = 995 sq ft / 92.4 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). © richcom 2024. Produced for Waterfords. REF: 1130164



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			83
(11-11) B			
(10-10) C		63	
(9-9) D			
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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