



Crosby Hill Drive | Camberley | Surrey | GU15 3TY

Offers In Excess Of £1,000,000 Freehold

*Waterfords*  
Residential Sales & Lettings



Crosby Hill Drive | Camberley  
Surrey | GU15 3TY  
Offers In Excess Of £1,000,000

A substantial five bedroom detached family home set in one of Camberley's most desirable locations and offered with no Onward Chain.

- Five double bedrooms
- Four bathrooms
- Double integral garage
- Annexe potential
- Four reception rooms
- No onward chain
- EPC B
- Council Tax Band G

### Outside

Externally the property boasts a brick paved driveway with parking for approx. four cars and provides access to the remote control operated double garage. To the rear is a generous size lawn and patio the whole of which is fully enclosed by mature trees. Side access and shed.





## FIVE BEDROOM DETACHED HOUSE



### Location

The property can be found when leaving Camberley town centre on Portesbury Rd, turning right into Knightsbridge Rd then left into Middleton Rd and then right into Crosby Hill Drive.

### Description

Offered for sale in very good order is this bright and spacious family home set in a popular residential area. Having occupied the property since its construction by Messrs Charles Church in 1971, the current owners have extended and improved this comfortable property to provide generous and flexible accommodation.

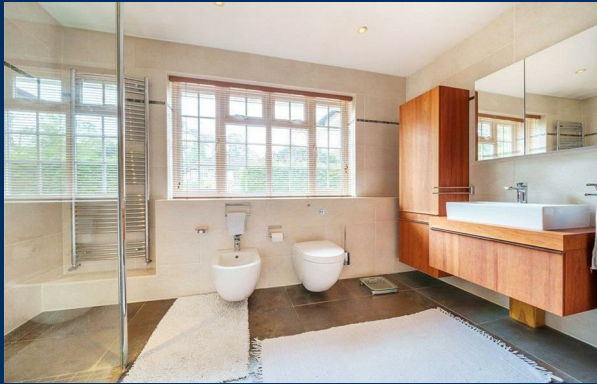
Carefully planned and laid out the home features five double bedrooms of which the master bedroom is of an exceptional size and enjoys double aspect windows, built-in bedroom furniture and an en-suite shower room. Two family bathrooms complete the accommodation to the first floor, the shower room having enjoyed a recent refit.

To the ground floor is a large lounge, study, dining room with open aspect to the refitted kitchen. The kitchen provides access to the extension which features an eye-catching reception room with a vaulted ceiling, built-in book shelving and access to a shower room.

Furthermore, there is a utility area with plumbing, access to the integral garage and featuring its own front door makes it suitable for conversion to an annex if so desired.







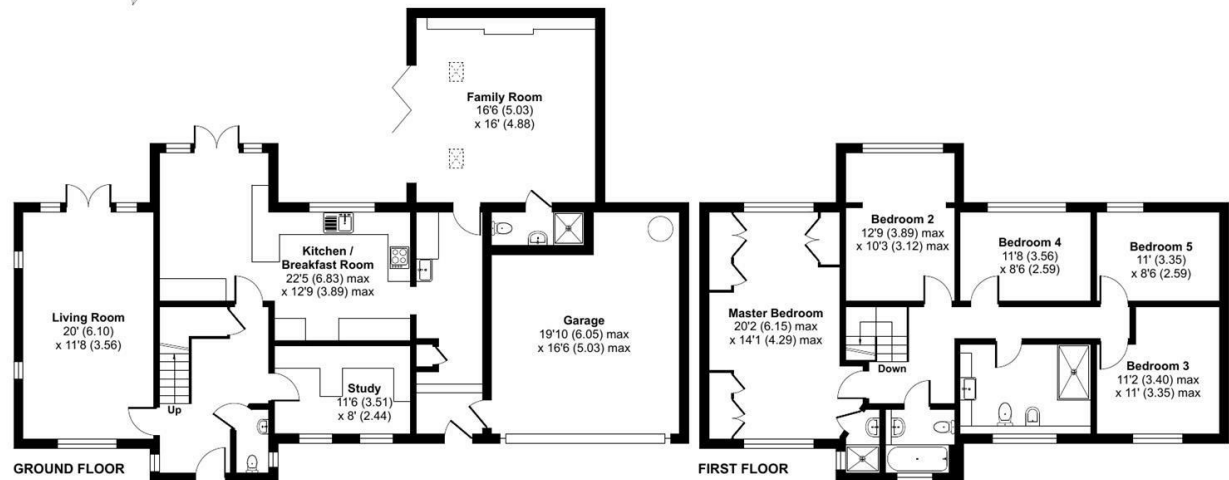
## Crosby Hill Drive, Camberley, GU15

Approximate Area = 2203 sq ft / 204.7 sq m

Garage = 297 sq ft / 27.6 sq m

Total = 2500 sq ft / 232.3 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). © richcom 2023. Produced for Waterfords. REF: 980666



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A		86	89
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(13-38) F			
(1-28) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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