



Kingsclear Park | Camberley | Surrey | GU15 2LS

Offers Over £850,000 Freehold

*Waterfords* W  
Residential Sales & Lettings



Kingsclear Park | Camberley  
Surrey | GU15 2LS  
Offers Over £850,000

Located in the highly desirable area of Camberley, this home is well positioned for access to the town centre with its array of shops and restaurants. Key features include secluded gardens, spacious reception rooms, an expansive kitchen / breakfast room, and a garage.

- NO ONWARD CHAIN
- CUL-DE-SAC LOCATION
- CLOSE TO TOWN CENTRE
- EXPANSIVE HOME WITH POTENTIAL
- INTEGRATED GARAGE
- LARGE & PRIVATE REAR GARDEN
- MASTER BEDROOM WITH ENSUITE
- COUNCIL TAX BAND: G

## Description

The house includes an expansive kitchen/breakfast/family room with garden access, a spacious dining room, and a living room that opens into a garden room, offering ample space for entertaining. The ground floor also includes a generous reception hall, a large utility room, and a cloakroom, providing practical living spaces. On the first floor, there are four bedrooms, including a master bedroom with an en suite and fitted







wardrobes, and a fully-fitted study that can serve as a fifth bedroom. A family bathroom is also located on this floor.

The freehold property features driveway parking and an integrated garage. The rear garden is designed for privacy, predominantly laid to lawn with a patio and decking area, and mature borders. Gated access is available on both sides of the rear garden.

This detached family home enjoys a prime location in Camberley, within walking distance of shops, restaurants, The Atrium cinema, and more.

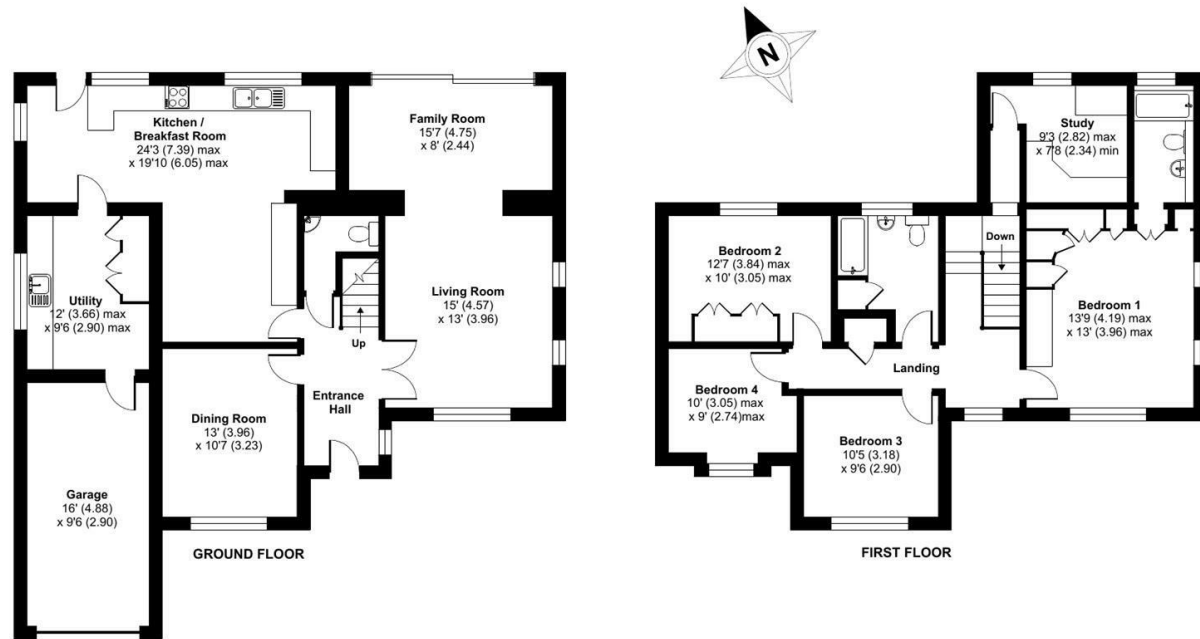




## Kingsclear Park, Camberley, GU15

Approximate Area = 2273 sq ft / 211.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Waterfords. REF: 1145042



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus)	A		83
(11-11)	B		
(10-10)	C	73	
(9-9)	D		
(8-8)	E		
(7-7)	F		
Not energy efficient - higher running costs			
(1-1)	G		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

35 Plough Road  
Hampshire  
GU46 7UW  
01276 66566

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