



Iberian Way | Camberley | Surrey | GU15 1LZ

Asking Price £850,000 Freehold

*Waterford's* W  
Residential Sales & Lettings

Iberian Way | Camberley  
Surrey | GU15 1LZ  
Asking Price £850,000

New to the market is this well-presented detached property which has been tastefully modernised over the years by the current owners and occupies a generous corner plot.

- Detached Home
- Three Receptions
- Large Garden
- Garage
- Four Double Bedrooms
- Corner Plot Position
- Driveway Parking for Multiple Cars
- Council Tax Band: F

## Outside

Stepping outside into the landscaped rear garden, you will find a large patio area, perfect for al fresco dining and entertaining guests. Another raised patio section hosts the large hot tub with seating and to the otherside of the plot there is lawn / patio area along with side access on both sides of the property to the front. There are shrub borders surrounding the front and rear gardens offering privacy. To the front, there is a large driveway with ample parking for multiple cars.



Available to view  
with Waterfords,  
Camberley.

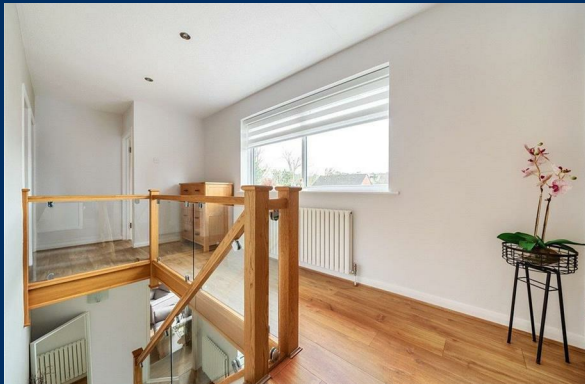


## Location

Camberley is ideally situated thirty-five miles southwest of central London on the A30 and within easy access of junctions 3 & 4 of the M3 motorway. There are regular trains from London to Camberley and fast trains from Farnborough to Waterloo (45 minutes). Camberley offers a good variety of high street retailers, and The Atrium complex has a nine-screen cinema, bowling alley, health & fitness club, cafés, and restaurants, whilst nearby The Meadows has superstores including Marks and Spencer and Next. Camberley Heath Golf Course offers excellent facilities along with Camberley Cricket Club and the Camberley Theatre. There is a wide range of well-respected schools in both the state and private sectors.

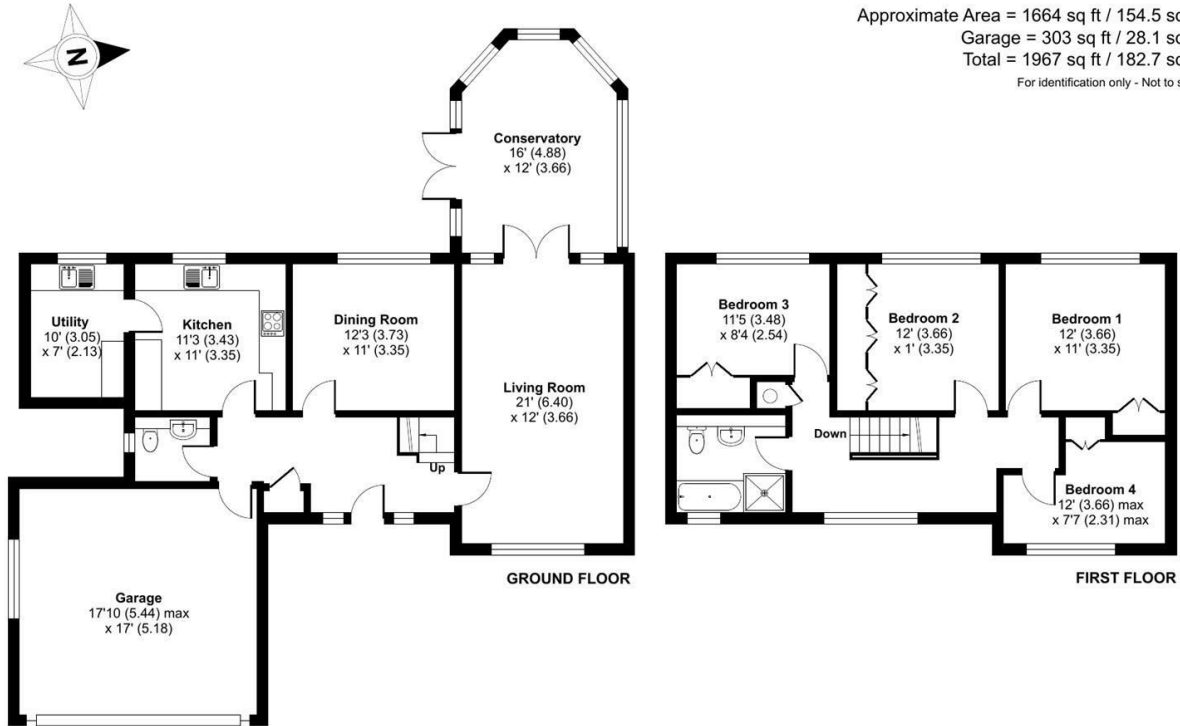
## Description

The ground floor boasts three reception rooms comprising of living room, large conservatory with heating, and a separate dining room. The well-appointed kitchen offering plenty of eye and base levels units with modern appliances leads onto the utility room with side door to the patio. There is a cloakroom and integral access to the garage offering space for a modern car and further storage with ease. To the first floor, there is a bright and airy landing providing access to the four double bedrooms and family bathroom.

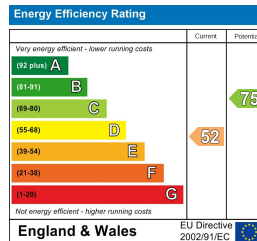


## Iberian Way, Camberley, GU15

Approximate Area = 1664 sq ft / 154.5 sq m  
 Garage = 303 sq ft / 28.1 sq m  
 Total = 1967 sq ft / 182.7 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: 1105194



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