



Amber Hill | Camberley | Surrey | GU15 1EB

Guide Price £725,000

Freehold

*Waterford's* W  
Residential Sales & Lettings

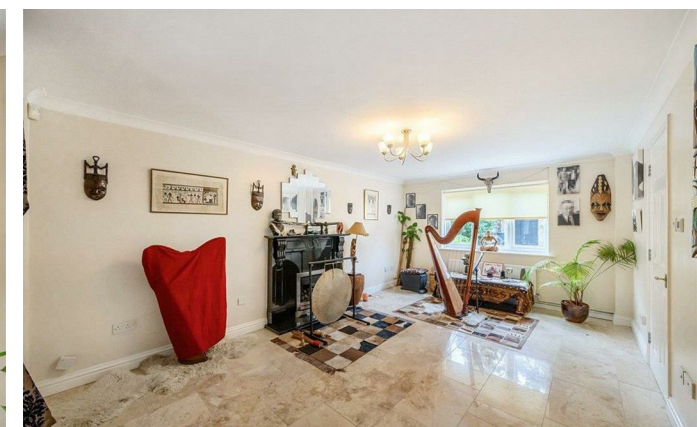
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Ideally positioned within walking distance of Heatherside shops and popular schools, Ravenscote and Tomlinscote, sits this well presented four bedroom detached family home.

- Four Double Bedrooms
- Three Bathrooms
- Separate Office with Cloakroom
- Luxury Kitchen/Dining Room
- Close to Tomlinscote/Ravenscote
- Extensively Refurbished
- Quiet Location
- Council Tax Band: G

## Outside

To the front there is driveway parking and side access leading to the very private southerly facing garden which offers a great space for entertaining with multiple seating areas. To the side of the property there is an office with its own cloakroom ideal for home working or potential annex. There is also a sauna.



Offered to the market with no onward chain!



## Location

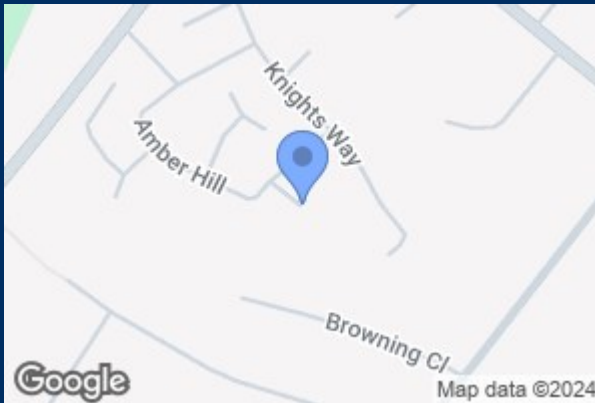
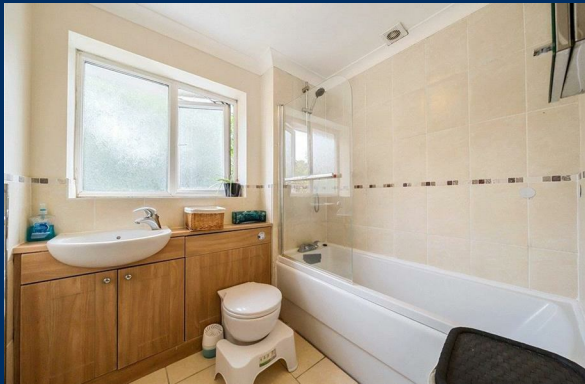
Located in a popular and sought after area of Amber Hill, within walking distance of a local shops, doctors surgery, post office, parks, play areas and within catchment areas of popular local schools. This property is positioned close to major road links such as M3, A30, A331 and local train stations making it an ideal area for commuting into London or the South.

## Description

Extended and renovated by the current owners the property provides versatile living throughout. Upon entering the property there is a study with fitted units, cloakroom off the hallway, expansive kitchen/dining room which in turn leads to the conservatory and main living room. The garage has been converted to storage to the front, utility room to the rear which leads to another family room with access to the rear garden.

On the first floor, there are three double bedrooms all with built in storage, family bathroom and ensuite to bedroom two. The loft has been converted into a large master bedroom which benefits from a walk-in wardrobe and ensuite.



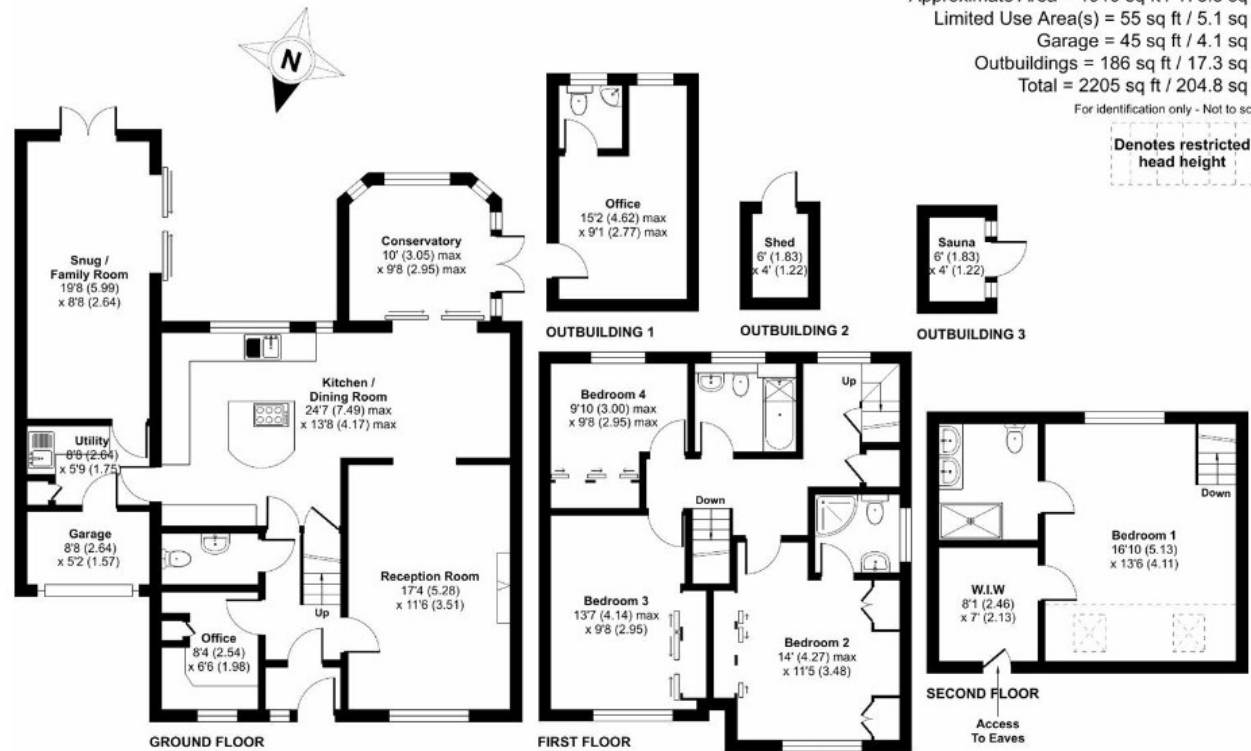


## Amber Hill, Surrey, GU15

Approximate Area = 1919 sq ft / 178.3 sq m  
 Limited Use Area(s) = 55 sq ft / 5.1 sq m  
 Garage = 45 sq ft / 4.1 sq m  
 Outbuildings = 186 sq ft / 17.3 sq m  
 Total = 2205 sq ft / 204.8 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			84
(91-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(11-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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