



Amber Hill | Camberley | Surrey | GU15 1EB

Guide Price £675,000 Freehold

*Waterford's* W  
Residential Sales & Lettings



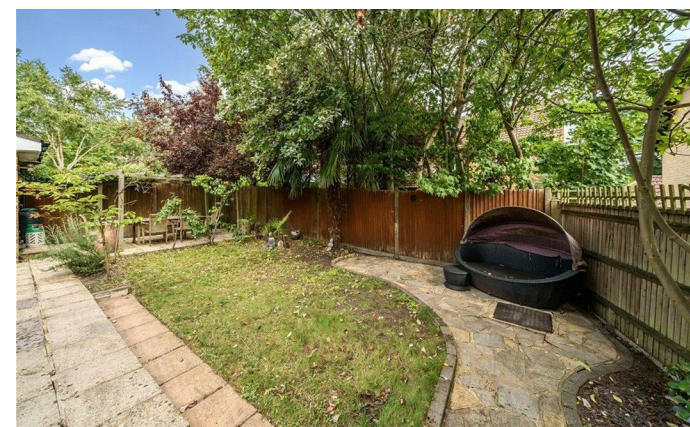
Amber Hill | Camberley  
Surrey | GU15 1EB  
Guide Price £675,000

Within walking distance of Heatherside shops and the popular schools Ravenscote and Tomlinscote, this extended detached house has generous accommodation approaching 2,000 sq. ft, and occupies a cul-de-sac location. No onward chain.

- Four double bedrooms
- Three bathrooms
- Garden cabin/office with cloakroom
- 24ft kitchen/dining room
- Close to Tomlinscote/Ravenscote
- Extended accommodation
- Cul-de-sac
- No onward chain

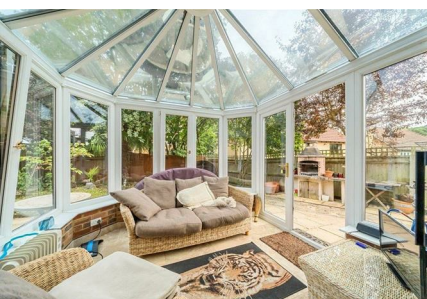
## Accommodation

Extended and updated by the current owners, the property provides versatile living accommodation throughout. Upon entering the property there is a study with fitted units, cloakroom off the hallway, a 24ft kitchen/dining room which in turn leads to the conservatory and main living room. The garage has been converted to storage to the front, a utility room and to the rear leads to a family room with access to the rear garden. On the first floor, there are three double bedrooms, all with built in cupboards, a family bathroom and ensuite to bedroom two. The loft has been converted to provide a large main bedroom which benefits from a walk-in wardrobe and ensuite shower room.





No onward  
chain



## Outside

To the front there is driveway parking and side access leading to the southerly facing garden which offers a patio area leading to the lawn. To the side of the property there is an home office/cabin with a cloakroom. There is an adjacent sauna cabin.

## 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 the popular local schools Ravenscote and Tomlinscote. 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.





# Amber Hill, Surrey, GU15

Approximate Area = 1919 sq ft / 178.3 sq m

Limited Use Area(s) = 55 sq ft / 5.1 sq m

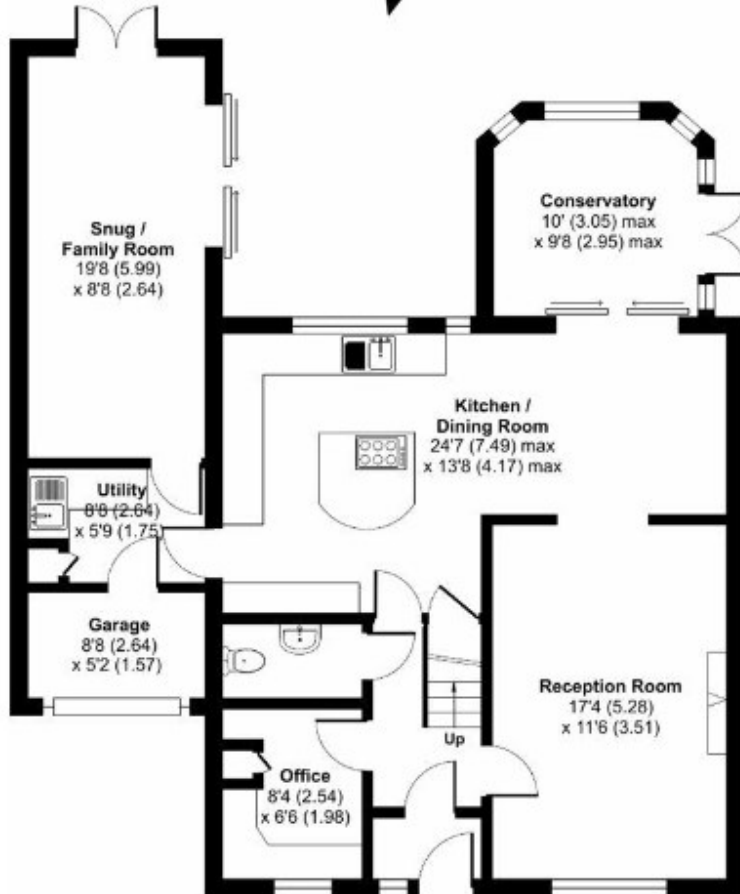
Garage = 45 sq ft / 4.1 sq m

Outbuildings = 186 sq ft / 17.3 sq m

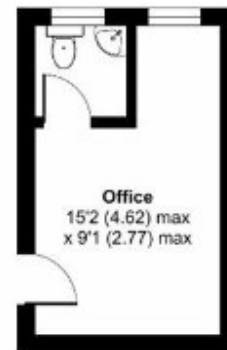
Total = 2205 sq ft / 204.8 sq m

For identification only - Not to scale

Denotes restricted head height



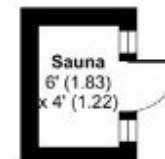
GROUND FLOOR



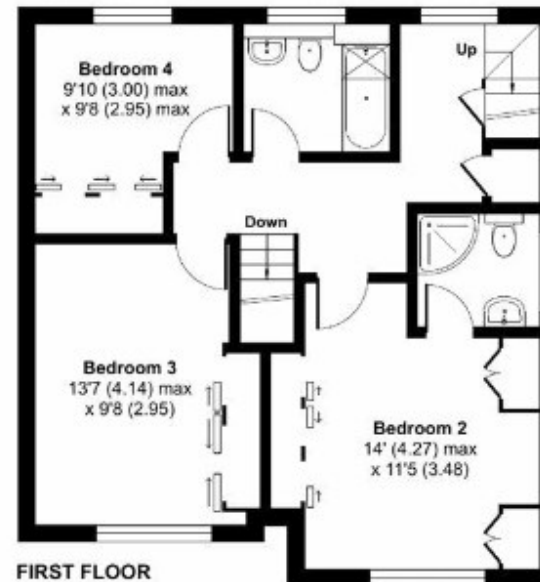
OUTBUILDING 1



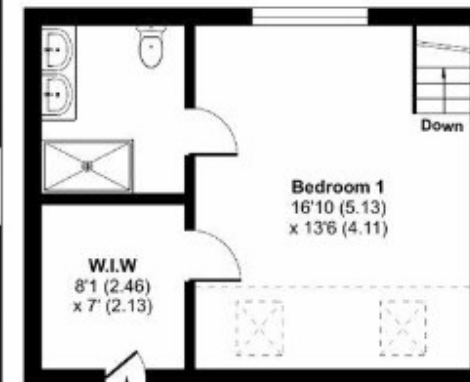
OUTBUILDING 2



OUTBUILDING 3



FIRST FLOOR



SECOND FLOOR

Access To Eaves

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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