



Carlton Close | Camberley | | GU15 1DS

Guide Price £850,000 Freehold

Waterfords W
Residential Sales & Lettings

Carlton Close | Camberley
| GU15 1DS
Guide Price £850,000

Located in a cul-de-sac, this extended home offers 2,600 sq. foot of accommodation with six spacious bedrooms, 3 bathrooms and a delightful rear garden,

- Six bedrooms and 3 bathrooms
- 2600 sq ft excluding garage
- Five reception rooms including conservatory
- End of cul de sac location
- 0.2 Acre plot
- Double garage and driveway for five cars
- In of some updating
- Council Tax Band: F

Description

This property boasts huge potential to be a perfect family home, with five generous sized reception rooms on the ground floor including a light filled conservatory perfecting for relaxing. there is also a good sized kitchen with separate utility room. Upstairs the home offers six bedrooms, two of which have ensuite bathrooms, along with a family bathroom. The property is in need of some modernisation, providing you with the opportunity to put your own mark on it and create your dream home.





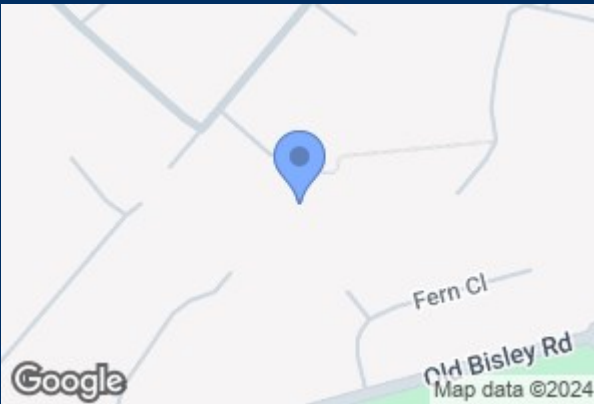
Location

The property is situated in a sought after quiet cul-de-sac location in Camberley. The property is walking distance from a number of local schools including The Grove, Ravenscote & Tomlinscote. There are also a number of local shops nearby and is only a short distance from Frimley village centre and train station as well as Junction 4 of the M3 and Frimley park Hospital.

Outside

Externally, to the front of the property there is a large private driveway providing parking for 5 cars and providing access to the double garage. To the rear the home features a generous secluded garden, mostly laid to lawn with a patio area, perfect for entertaining and alfresco dining.





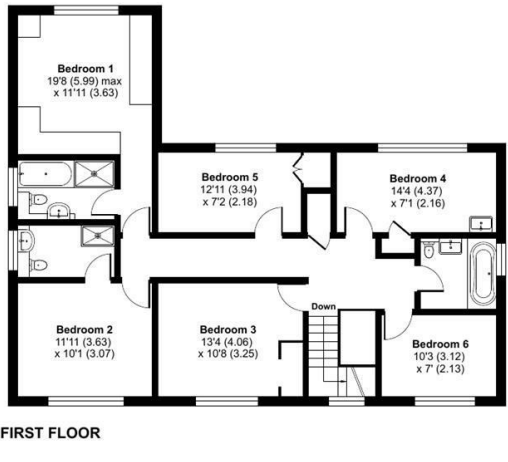
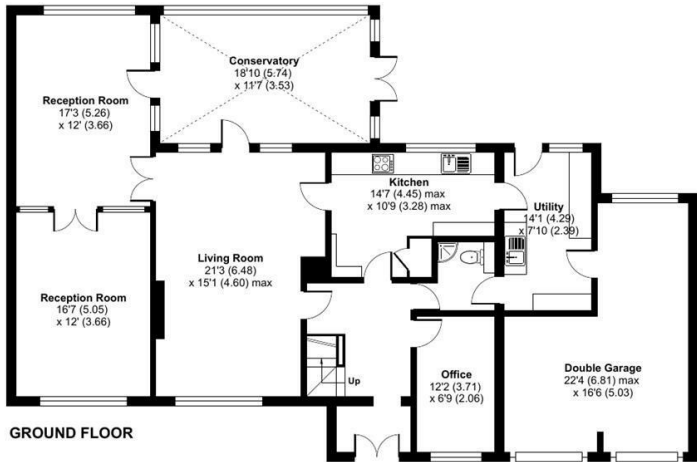
Carlton Close, Camberley, GU15

Approximate Area = 2602 sq ft / 241.7 sq m

Garage = 277 sq ft / 25.7 sq m

Total = 2879 sq ft / 267.4 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: 1174371



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			72
(9-9) D		57	
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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