



Rudd Hall Rise | Camberley | Surrey | GU15 2JZ

Asking Price £1,100,000 Freehold

Waterford's W
Residential Sales & Lettings

Rudd Hall Rise | Camberley

Surrey | GU15 2JZ

Asking Price £1,100,000

Located in the prestigious Rudd Hall Rise, Camberley, this beautiful detached house boasts ample space with 4 double bedrooms providing comfort and luxury for you and your family.

As you step inside, you'll be greeted by a spacious layout that is perfect for both relaxing and entertaining. The property features a double garage and a large driveway, ensuring that parking will never be an issue for you or your guests.

One of the standout features of this property is the inviting swimming pool, offering you the perfect spot to cool off during the warm summer months or to simply unwind after a

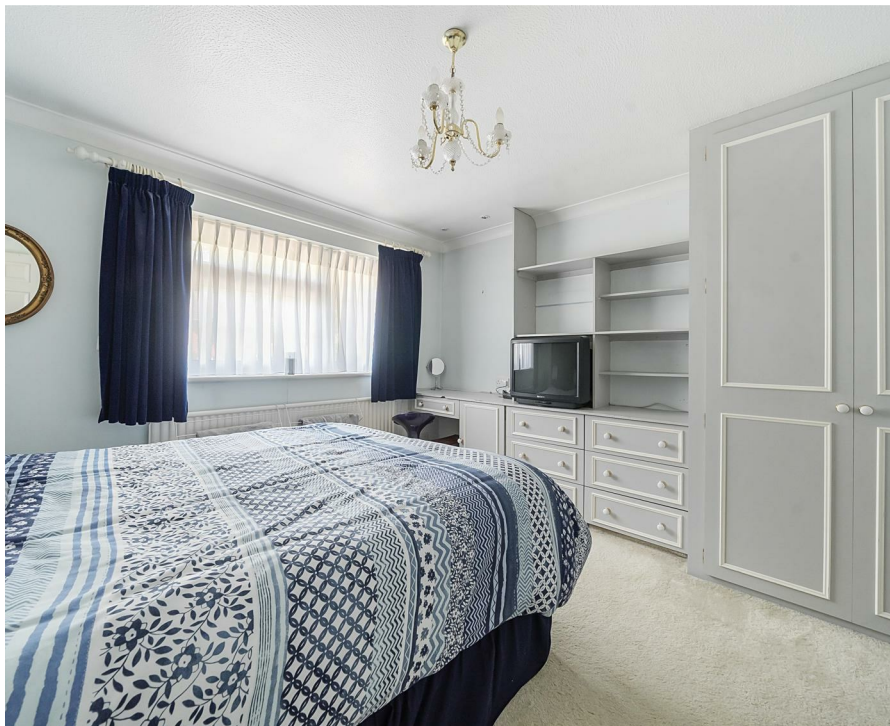
- 4 double bedrooms
- Double garage
- Huge potential
- Swimming pool
- Sought after Location
- No onward chain
- Secluded garden
- Council Tax Band G

Location

Set just off one of Camberley's most prestigious and sought after areas, this property is in an ideal location for any family. With highly regarded schools just a short distance away along with many popular leisure facilities such as Camberley Leisure Centre and the beautiful Tekels Park for walking.

The property is also conveniently located for the High street and the Atrium with a wealth of shops and restaurants, along with Camberley Train station within walking distance. Fleet and Farnborough Main Train Stations are also in close proximity providing links to London and beyond. Commuting via car is also easy from this property with the M3 and M4 located a short drive away.





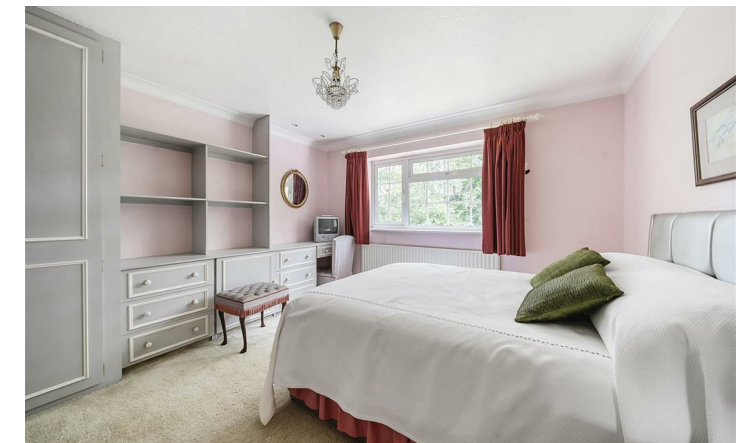
Description

This perfectly proportioned property provides a great opportunity to create your dream family home. As you enter, you are greeted by a spacious entrance hall providing access to the rest of the property. A spacious L-shape Living/Dining room is the perfect space for relaxing and having cosy evenings with family and friends. The room benefits from dual aspect windows and doors, including an integrated sun room with tiled roof, allowing the space to be flooded with natural light. A good size kitchen with integrated appliances leads to a generous separate utility room. The ground floor of the property is completed by a large study ideal for working from home and a W/C.

Upstairs, the property features 4 large double bedrooms, all of which include built-in wardrobes. Bedroom 1 also benefits from a 5 piece ensuite bathroom and the home is completed by a 4 piece family bathroom.

Outside

Externally, the front of the property benefits from a large block paved driveway with space for multiple vehicles and a double garage. To the rear of the property is a generous garden, mostly laid to lawn with a large patio area perfect for entertaining and alfresco dining. This stunning space is completed by an incredible outdoor heated swimming pool.



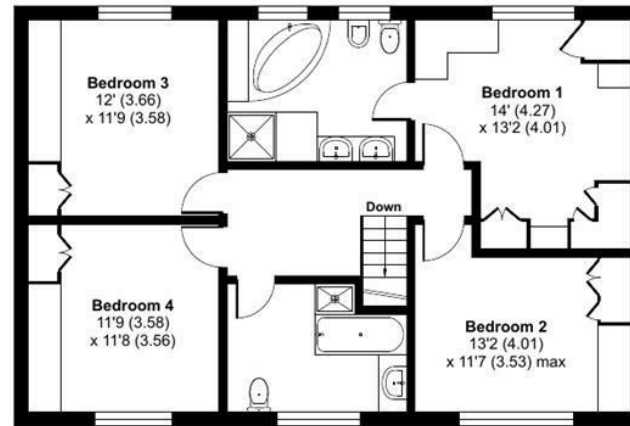
Rudd Hall Rise, Camberley, GU15

Approximate Area = 2118 sq ft / 196.7 sq m

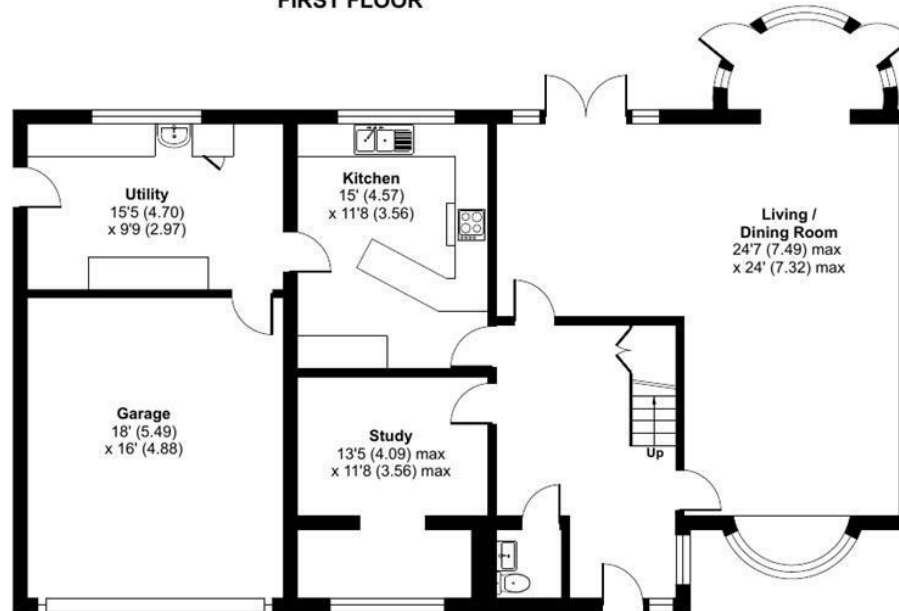
Garage = 287 sq ft / 26.6 sq m

Total = 2405 sq ft / 223.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Waterfords. REF: 1179083



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	