



Park Road | Camberley | Surrey | GU15 2SR

Price Guide £950,000 Freehold

Waterfords W
Residential Sales & Lettings

Park Road | Camberley
Surrey | GU15 2SR
Price Guide £950,000

A charming detached house located conveniently for Camberley town centre and enjoying accommodation of 2600 sq. feet and a south facing 0.29 acre plot backing onto a park.

- Three to four double bedrooms
- Large south westerly facing rear garden
- Town Centre Location
- Backing onto a park
- Three to four receptions bedrooms
- Garden room
- 0.29 acre plot
- Council Tax Band F

Location

Located within the heart of Camberley, this stunning extended property is in an ideal location backing onto a park. With highly regarded schools just a short distance away along with many popular leisure facilities such as Camberley Leisure Centre. 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

As you enter this wonderful property you are welcomed by a central hallway, opening to the rest of the property. The property's ground floor living, provides a fantastic entertainment space, the wonderful open plan layout allows the house to blend well from indoor to outdoor living, without a doubt the main feature of this family home is the impressive open plan kitchen and dining area which flows through to a beautiful garden room with by-folding doors looking over the south facing rear garden, perfect for contemporary living. The well-appointed kitchen boasts a wealth of contemporary units and quartz worksurfaces, as well housing a Range cooker. There is the added benefit of a large separate utility room with direct access to the garden. The downstairs also boasts an impressive living room which is over 30ft in length, also providing access to the rear garden. There is a well proportioned sitting room with a large bay window and feature fire place, perfect for cosy family evenings. The ground floor is further complimented by a additional reception room which could be utilised as a fourth bedroom or a study.



On the first floor there are three spacious double bedrooms, with the main bedroom benefiting from walk-in wardrobe and ensuite shower room. The family bathroom comprises a four piece suite. The property offer an opportunity to obtain further bedrooms to a 2nd floor STPP.

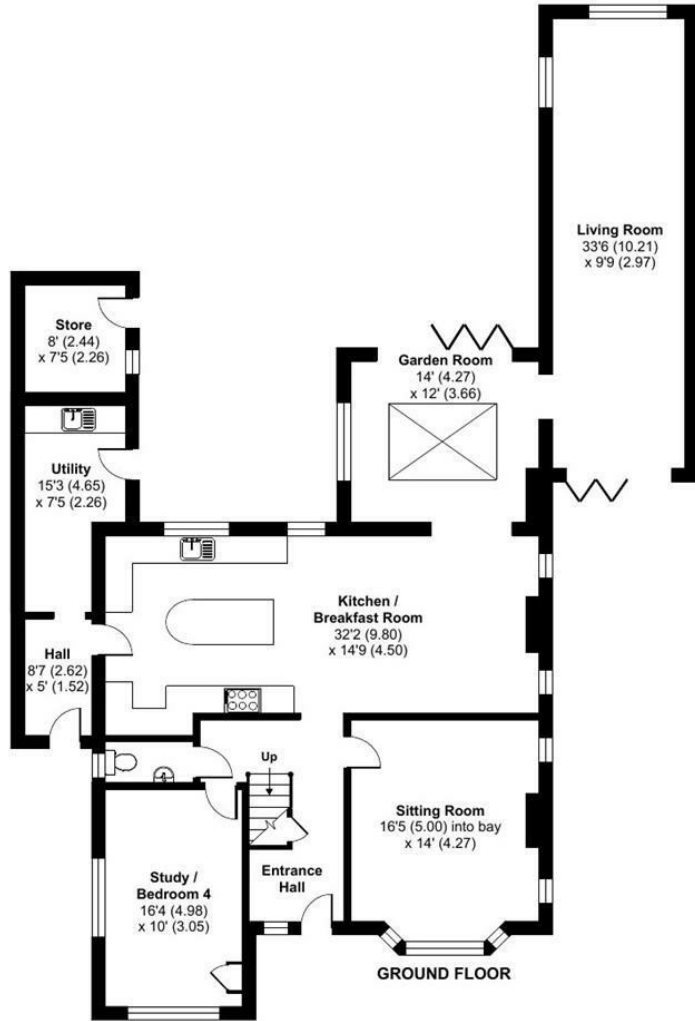
Outside

Externally, the property occupies a 0.29 acre plot and is approached by a large driveway providing off road parking for several vehicles, with the benefit of a electric car charging point. To the rear of the property is an impressive tranquil, private and non over looked south facing garden mostly laid to lawn with patio area perfect for relaxing, entertaining and alfresco dining.

Park Road, Camberley, GU15

Approximate Area = 2613 sq ft / 242.7 sq m
 Limited Use Area(s) = 9 sq ft / 0.8 sq m
 Store = 60 sq ft / 5.6 sq m
 Total = 2682 sq ft / 249.1 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Waterfords. REF: 1197334



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