



Tekels Park | Camberley | Surrey | GU15 2LF

Guide Price £850,000 Freehold





## Tekels Park | Camberley Surrey | GU15 2LF Guide Price £850,000

Brought to the market for the first time since 1965, this home gives the opportunity to update and upgrade this 2,700 sq. foot family home. Situated in a generous plot of 0.8 of an acre and located in the desired Tekels Park area of Camberley. Private treaty sale and no onward chain.

- 5 double bedrooms
- Kitchen/breakfast room
- Family bathroom
- First floor 22ft games room
- Refurbishment required
- Approx. 0.8 acres
- Principal bedroom with en suite bathroom
- Drawing room and dining room
- Double Garage room
- For sale by private treaty

### Accommodation

The property offers comfortable living accommodation of 2,700 sq. foot, the spacious entrance hallway with a cloakroom and generous storage leads to an impressive 31ft drawing room with parquet wooden flooring and feature fireplace. The dining room with continuing parquet flooring, as well as French doors opening onto the front garden, the adjacent kitchen offers a fantastic space with the original 1960's kitchen, an American style stove and walk-in larder. Upstairs there are five double bedrooms with the principal bedroom offering an en-suite bathroom and French doors opening onto a balcony overlooking the front garden. In addition, a 22ft games room above the double garage has potential for a further large bedroom or studio.







### Location

The property is situated in the sought after Tekels Park estate and is within easy reach of Camberley Town centre with a good selection of shops, restaurants and the Vue cinema complex. The area has sought after schools and the train station and bus services give access to Ascot and the South Coast. There is also easy access to the A30 & M3 motorway with various routes into London and the South coast.

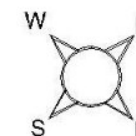
### Outside

To the front of the house, the driveway provides parking for approximately 5 cars and access to the large double garage with power and lighting and door leading to rear garden. The plot itself measures approximately 0.8 acres and offers a selection of mature trees and shrubs. The property is South facing and is near the Tekels Park paddock where wild deer may be seen roaming. In addition to the large front and rear gardens there are further grounds to the side that would offer excellent potential for further extension, subject to planning.





**Tekels Park, Camberley**  
**Main House internal area 2,714 sq ft (252 sq m)**  
**Garage internal area 377 sq ft (35 sq m)**  
**Balcony external area = 51 sq ft (5 sq m)**



**Ground Floor**



**First Floor**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
<b>England &amp; Wales</b>		

EU Directive 2002/91/EC

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