



Park Road | Camberley | Surrey | GU15 2SR

Price Guide £1,000,000 Freehold

Waterfords W
Residential Sales & Lettings

Park Road | Camberley
Surrey | GU15 2SR
Price Guide £1,000,000

This 1930's 5/6 bedroom home has been extended to provide generous living accommodation approaching 3,000 sq foot and enjoys a south facing plot approaching 1/4 of an acre which backs onto a park with the benefit of a garden office.

- 5 bedrooms
- 3 reception rooms
- Stunning 30ft kitchen/dining room
- 5 bathroom/shower rooms
- 1/4 acre plot backing onto a park
- Close to the town centre
- Garden home office
- Opportunity to finalise works

Description

This 1930's home has undergone extensive extensions in recent years and now offers generous accommodation extending to 3,000 sq ft. The entrance hall with a downstairs cloakroom, gives access to the original living room and a family room, a key feature is the stunning 33ft kitchen/sitting/dining room with a central island unit and an excellent range of stylish kitchen cabinets and the kitchen is complimented by a separate utility room. The first floor provides access to 4 bedrooms and 3 bathrooms, the impressive main bedroom enjoys vaulted ceilings and a feature window overlooking the gardens and served by an ensuite shower room. The 2nd floor accommodation provides two bedrooms and an ensuite shower room. Aspects of the internal works within the extension require completion, but this allows the opportunity to complete to your own design.





Outside

The property is approached by a driveway with parking for several cars and timber gates give access at both side to the garden. The secluded rear garden has a seating and BBQ area to the rear and the garden has the benefit of a garden office with shower room. The overall plot extends towards a 1/4 of an acre and backs onto a park.

Location

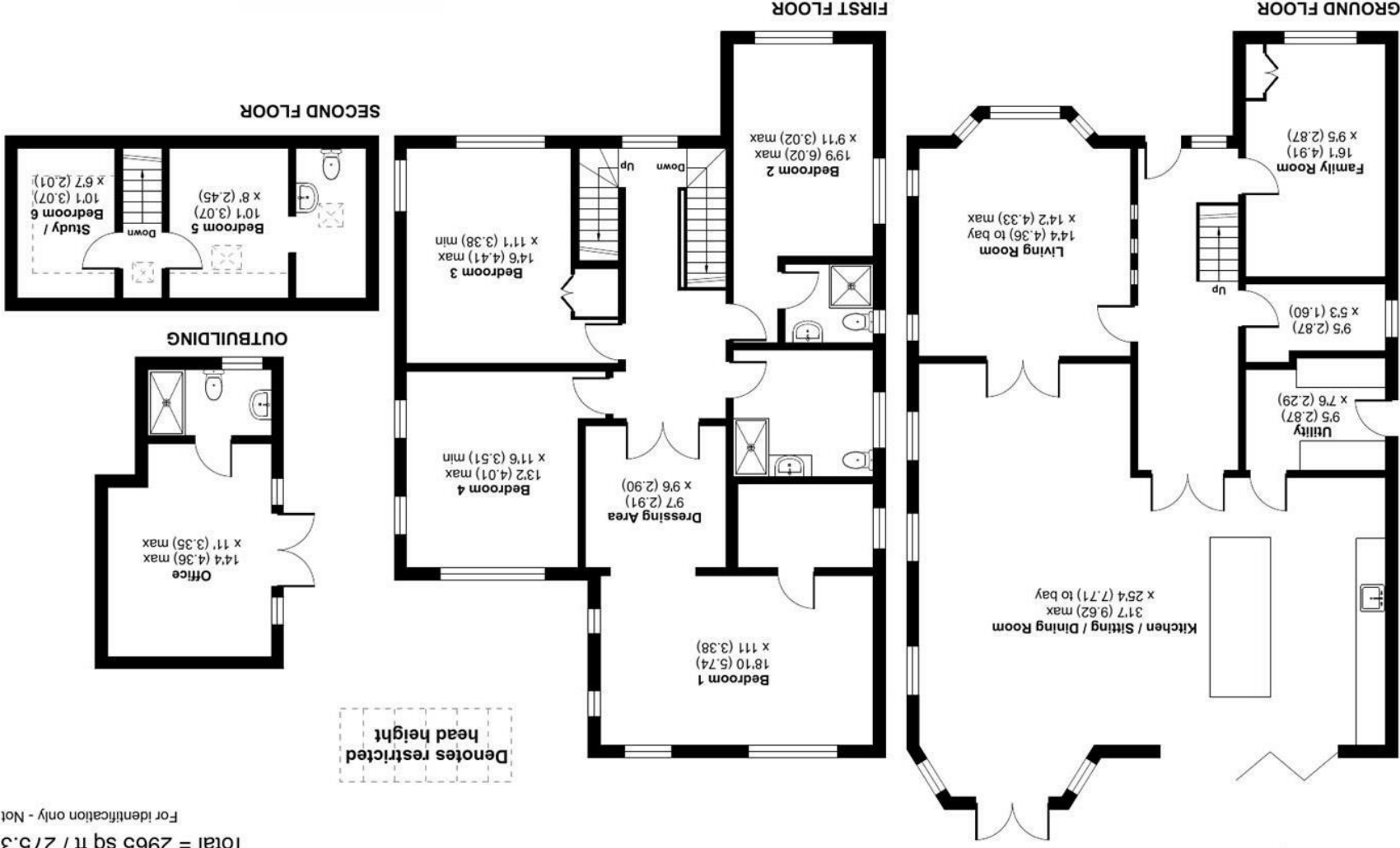
Located in an established tree lined road close to Camberley Town Centre, this 1930's home is in an convenient location with highly regarded schools just a short distance away along with many popular leisure facilities such as Camberley Leisure Centre and located for Camberley High street and the Atrium with a wealth of shops and restaurants. Camberley Train station is within walking distance. and Farnborough mainline station is 3 miles providing a direct link to London Waterloo in 38 minutes. Commuting via car is also easy from this property with the M3 located a short drive away.



Park Road, Camberley, GU15

Approximate Area = 2726 sq ft / 253.2 sq m
 Limited Use Area(s) = 49 sq ft / 4.5 sq m
 Outbuilding = 190 sq ft / 17.6 sq m
 Total = 2965 sq ft / 275.3 sq m
 For identification only - Not to scale

Denotes restricted head height



| Energy Efficiency Rating | |
|---|------------------|
| Current Rating | Potential Rating |
| A | B |
| 75 | 81 |
| The Energy Rating Agency (ERA) provides the Energy Efficiency Rating (EER) for residential properties in England and Wales. The EER is a measure of the energy efficiency of a property, based on its energy performance certificate (EPC). The EER is calculated based on the property's energy consumption, taking into account factors such as the type of heating system, insulation, and lighting. The EER is expressed as a letter grade from A to G, with A being the most energy efficient and G being the least. The EER is also expressed as a numerical value from 1 to 100, with 100 being the most energy efficient and 1 being the least. | |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Waterfords. REF: 1217564



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