



Heatherdale Road | Camberley | Surrey | GU15 2LT

Price Guide £1,250,000 Freehold

*Waterford's* W  
Residential Sales & Lettings



Heatherdale Road | Camberley  
Surrey | GU15 2LT  
Price Guide £1,250,000

This established and well presented 4 bedroom home occupies a delightful 0.36 acre plot and is situated in one of Camberley's premier roads. The house has planning consent to extend further and would could offer accommodation of 3,800 sq feet.

- Renowned location
- Four bedrooms
- Three reception rooms
- Two double garages
- Planning consent to extend
- Ensuite bathroom
- 1/3 acre plot
- Annexed accommodation

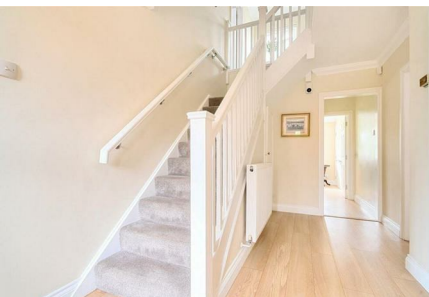
## Description

The front door opens to the entrance hall with a downstairs cloakroom and storage cupboard, The triple aspect living room has an open fireplace, the living accommodation is further complimented by a separate dining room with plantation blinds and a study. The kitchen is dual aspect with shaker style units and a select of intergrated appliances, a door leads to the garden. The first floor gallery landing leads to all rooms. The main bedroom has an extensive range of fitted wardrobes, plantation blinds and an ensuite bathroom, three further bedrooms are served by a shower room.





Planning  
consent to  
extend



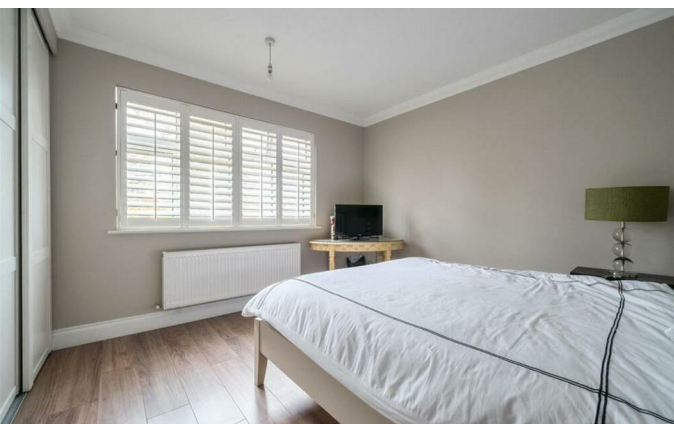
## Outside

The rear garden is predominantly laid to lawn with a full width sandstone patio, the garden is bordered by a variety of conifer hedging and timber fencing, a further patio area to the rear. To the front is an electric gate leading to an expanse of shingle driveway leading to two double garages. The 2nd garage offers the opportunity to create a workshop, home office or annexed accommodation.

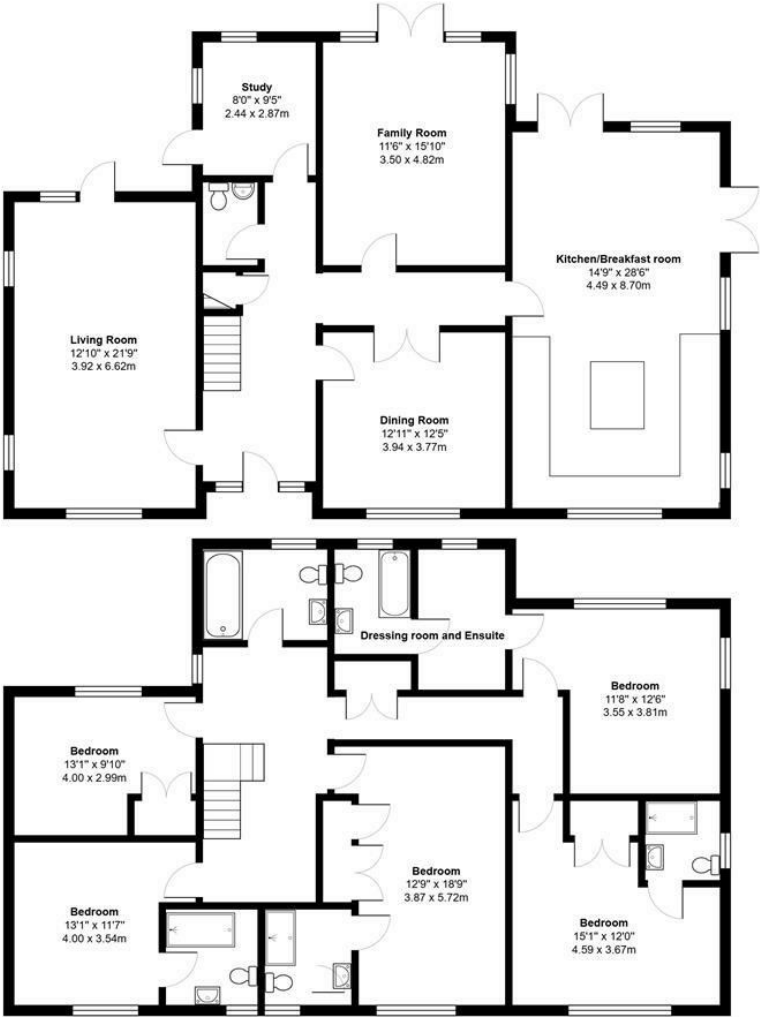
## Location

The property is situated in one of Camberley's premier locations and is within easy reach of Camberley Town centre with a good selection of shops, restaurants and the Atrium 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.





# Plans of proposed extension



Total Area including 3807 ft² ... 353.7 m² Including Garage

All measurements are approximate and for display purposes only



Proposed extension

Heatherdale Road, Camberley, GU15 2LT

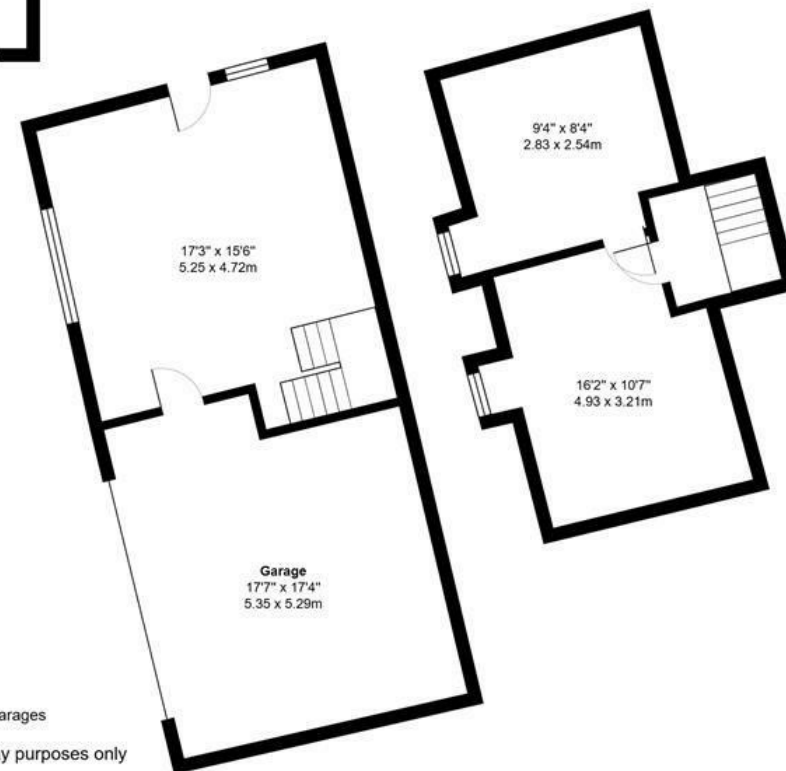






Actual layout

Heatherdale Road, Camberley, GU15 2LT



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		
England & Wales	64	80
EU Directive 2002/91/EC		

Total Area: 3075 ft² ... 285.7 m² Including Garages

All measurements are approximate and for display purposes only

27 High Street  
Camberley  
Surrey  
GU15 3RB  
01276 66566

camberley@waterfords.co.uk