



Azalea Way | Camberley | Surrey | GU15 1NY

Price Guide £1,000,000 Freehold



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Surrey | GU15 1NY
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Offering 2,300 sq. foot of accommodation, this well presented and versatile family home is located in the quiet and popular Copped Hall estate and enjoys a secluded a 0.2 acre plot.

- Versatile Living space
- Two en-suites
- Superb open plan kitchen
- Quiet location
- Four/Five bedrooms
- Secluded gardens
- 3 reception rooms
- Annexe potential

Accommodation

This extended and well presented home is approached by an entrance hall with a downstairs cloakroom and useful storage cupboards, the key feature of this home is the dual aspect and open plan 24ft x 17ft Kitchen/dining room, this is fitted with an excellent range of cabinets and a peninsular breakfast bar as well as a dining area with French doors leading to the garden. The adjacent rear aspect Living room and Family room are complemented by annexed accommodation, currently used as a Gym, sitting room and an office and adjoining bathroom. Upstairs the main bedroom is served by a large shower room and the remaining bedrooms have access to a refitted family bathroom.



0.2 of an acre



Outside

The property enjoys a plot extending to 0.2 of an acre and the front driveway has parking for several vehicles and a large lawn area. There is side access to the rear garden which enjoys total seclusion and has a large patio across the rear of the house with the remaining garden being mainly laid to lawn with a further patio and pegalo to the righthand side enjoying a westerly aspect. The garden is enclosed by timber fencing and is has a submerged children's trampoline..

Location

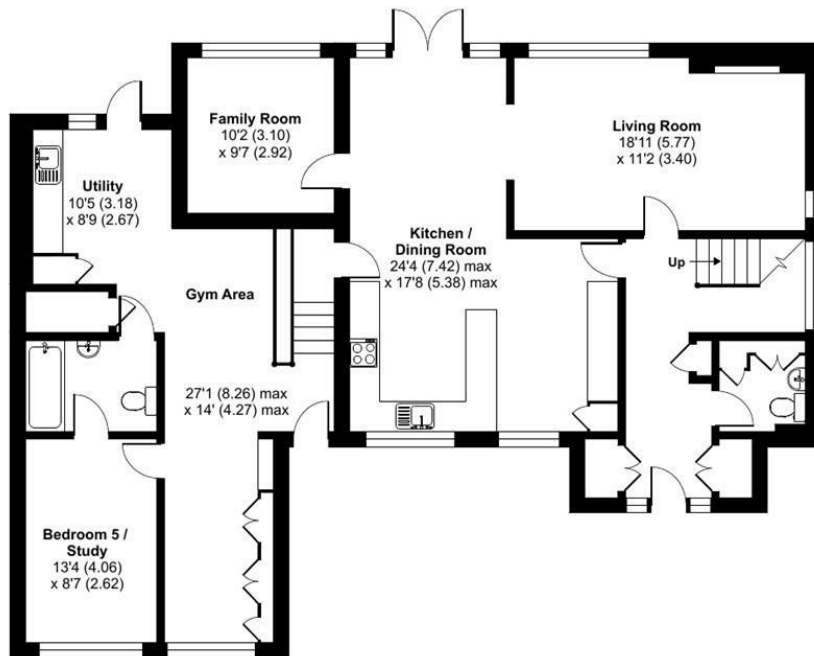
The property is situated in a favoured residential road within the Copped Hall Estate and gives access to excellent school .including Tomlinscote and Ravenstone. The commuter has convenient access to the M3 and beyond. making ideal for those commuting by road. The property is also a short drive from Camberley Town Centre and Train Station providing routes to Guildford and Ascot, along with Farnborough and Fleet Train Stations which have fast links to London Waterloo. The property is also ideally situated for nature lovers with Lightwater Country Park a short distance away providing 59 hectares of heathland, woodland and meadows to explore along with a lovely Café and Camberley Heath Golf club is also close.



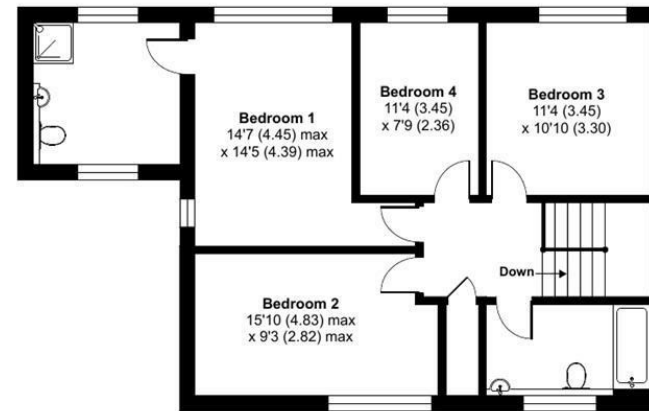
Azalea Way, Camberley, GU15

Approximate Area = 2302 sq ft / 213.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(12 plus) A		
(91-91) B		
(89-89) C		
(85-68) D		
(59-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	Potential	
71	83	
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). © nitchecom 2025. Produced for Waterfords. REF: 1290958

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