



Merrywood Park | Camberley | Surrey | GU15 1JR

Price Guide £985,000 Freehold

Waterford's W
Residential Sales & Lettings

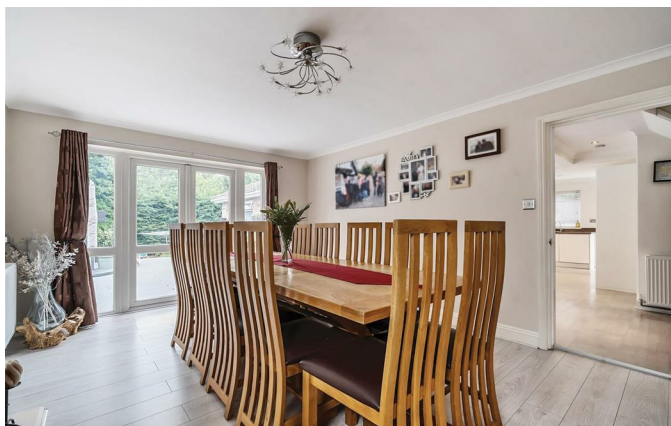
Merrywood Park | Camberley
Surrey | GU15 1JR
Price Guide £985,000

Located at the end of a pleasant cul-de-dac, this extended family home offers versatile living accommodation with annexed accommodation and being in a great school catchment area.

- Versatile accommodation
- One bedroom Annexe
- Over 3000 sq. ft
- Detached bar/games room
- 4 double bedrooms
- 3 reception rooms
- Cul-de-sac location
- Double garage

Accommodation

This extended and well appointed home is approached by a spacious entrance hall, the front aspect living room is complemented by a 17ft dining room and a separate study. The 21ft kitchen centres around the impressive central island unit and the kitchen has an excellent range of units complemented by a range of integrated appliances and served by a utility room. Upstairs, the four double bedrooms, all with built-in wardrobes and are served by a large ensuite shower room and family bathroom. The annexe is approached by its own front door, the entrance hall leads to the shower room and rear aspect living room with doors to a rear terrace and a door leads to the dual aspect bedroom with built-in wardrobes. The kitchen has been refitted with a good range of cabinets and is complemented by quartz worksurfaces.



Annexed accommodation



Outside

The front driveway has ample space for several vehicles, with access to the double garage, side access leads to the annexe and into the rear garden. There is a large decked area, with access leading to the garden. The remainder of the garden is laid to lawn with shrub borders and access to the 35ft detached garden room, currently housing a bar and games room.

Location

Situated in a highly regarded area of Camberley, just a short walk from Camberley Heath Golf Club is this generously proportioned four-bedroom detached family home. This property offers easy access to a range of amenities, including outstanding schools, shops, parks, and transport links. With excellent connectivity to major road links providing options for daily commuting and leisure pursuits are within easy reach.



Merrywood Park, Camberley, GU15

Approximate Area = 1901 sq ft / 176.6 sq m

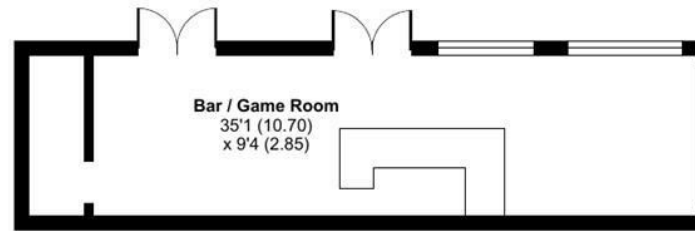
Annexe = 456 sq ft / 42.3 sq m

Garage = 281 sq ft / 26.1 sq m

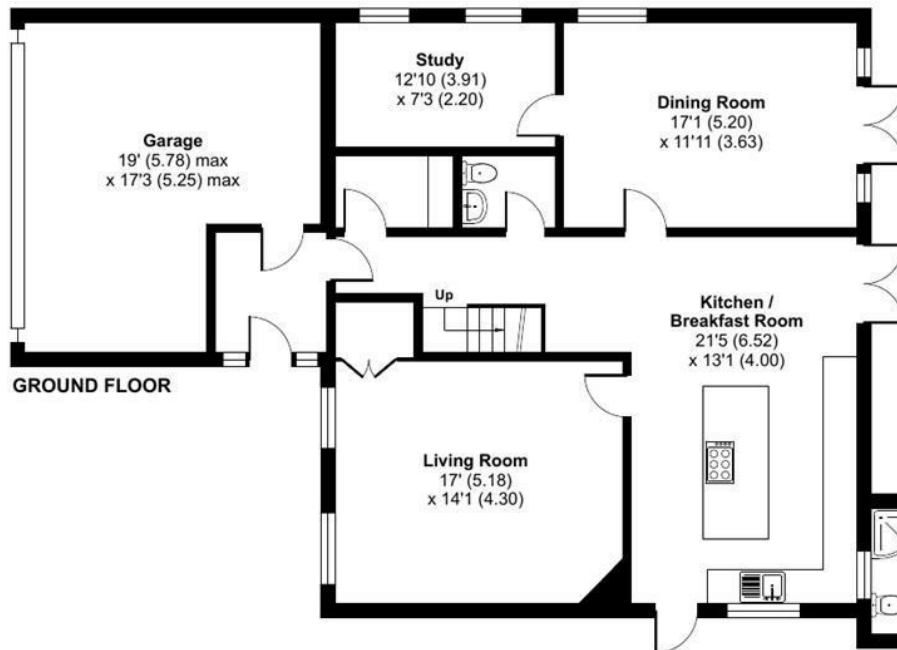
Outbuilding = 364 sq ft / 33.8 sq m

Total = 3002 sq ft / 278.8 sq m

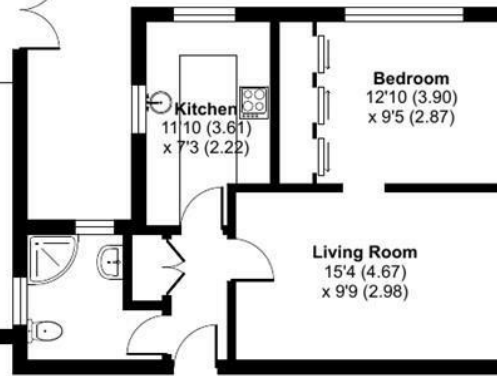
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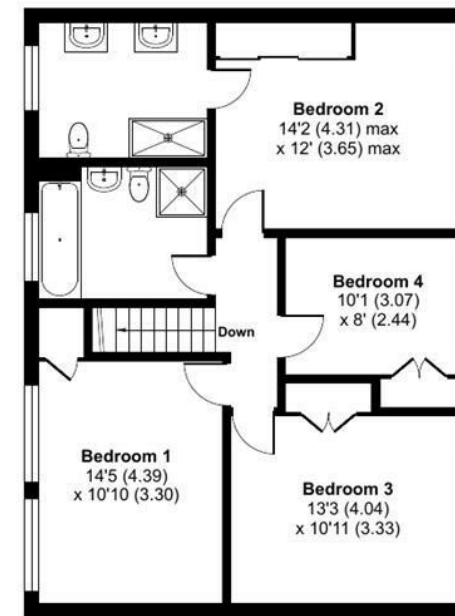
OUTBUILDING



GROUND FLOOR



ANNEXE



FIRST FLOOR

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

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Waterfords. REF: 1299309

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