



CGI

Bellever Hill | Camberley | Surrey | GU15 2HD

Price Guide £1,100,000 Freehold

Waterford's W
Residential Sales & Lettings

Bellever Hill | Camberley
Surrey | GU15 2HD
Price Guide £1,100,000

This individual newly constructed home is nearing completion and occupies a plot approaching a quarter of an acre, and this five bedroom detached home has accommodation in excess of 2,400 sq. ft. The property is situated in a cul-de-sac location on the edge of Camberley Town Centre.

- Five bedrooms
- 27ft kitchen/dining/sitting room
- Utility room
- Generous driveway
- Two ensuite shower room
- Two further reception rooms
- Double garage
- Ground floor underfloor heating

Accommodation

This newly constructed home occupies a plot approaching a quarter of an acre. The entrance hall enjoys a vaulted ceiling with an impressive chandelier and a downstairs cloakroom. The split level accommodation leads to the 27ft open plan kitchen/dining/sitting room with two bi-folding doors opening to the garden. The sitting area has a dual aspect with a media wall with inset for a TV and a inset fire.. The kitchen has an extensive range of fitted cabinets with a central island and a range of integrated appliances, completed by Silestone worksurfaces and complemented by a separate utility room. The accommodation is completed by a front aspect living room being adjacent to the family room, the ground floor enjoys underfloor heating and the central heating system is a efficient and cost saving air source system. The main bedroom is served by two large built-in wardrobes and an ensuite shower room. The second bedroom also enjoys an ensuite shower room and the remaining bedrooms are served by a family bathroom. NB: The property is unfurnished and several images have been enhanced with CGI's.



0.22 acre plot

2400 sq. ft

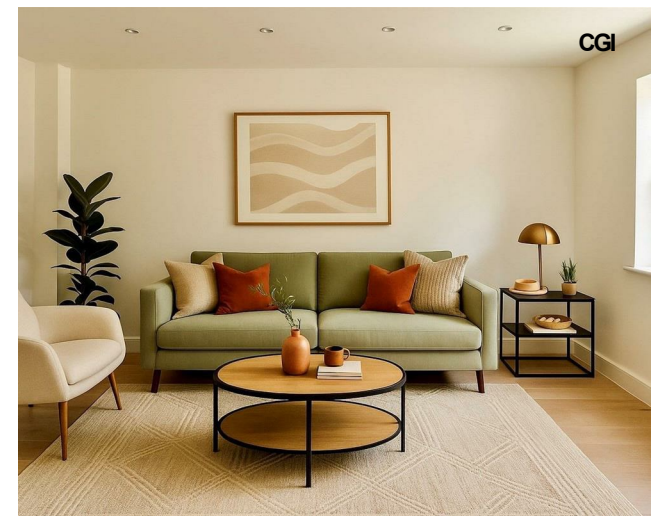
Outside

The property is located in an established cul-de-sac and approached by a driveway with parking for several cars leading to the double garage. A pathway leads to the front door and the rear garden enjoys a porcelain paved terrace leading to a wide expanse of lawn extending to approximately 70ft and bordered by mature Rhododendron and laurels and enclosed by close board fencing.

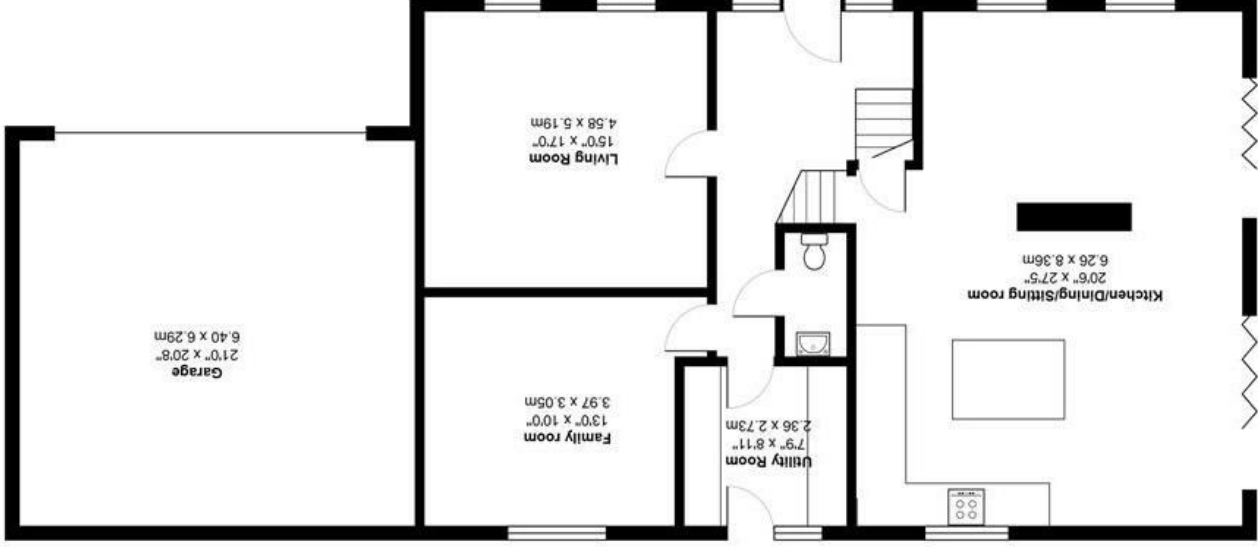
Location

The property is conveniently located close to excellent local schools, including Prior Heath Infant School, Crawley Ridge Infant & Junior Schools, Ravenscote Junior School, and Collingwood Secondary School, all within walking distance. Camberley is ideally situated 35 miles southwest of central London on the A30, with easy access to junctions 3 and 4 of the M3 motorway. Regular trains run from London to Camberley, with fast trains from Farnborough to Waterloo taking just 45 minutes. Camberley offers a variety of high street retailers, and The Atrium complex includes a nine-screen cinema, bowling alley, health & fitness club, cafés, and restaurants. Nearby, The Meadows features superstores including Marks and Spencer and Next. Additionally, Camberley Heath Golf Course, Camberley Cricket Club, and the Camberley Theatre provide excellent recreational facilities.

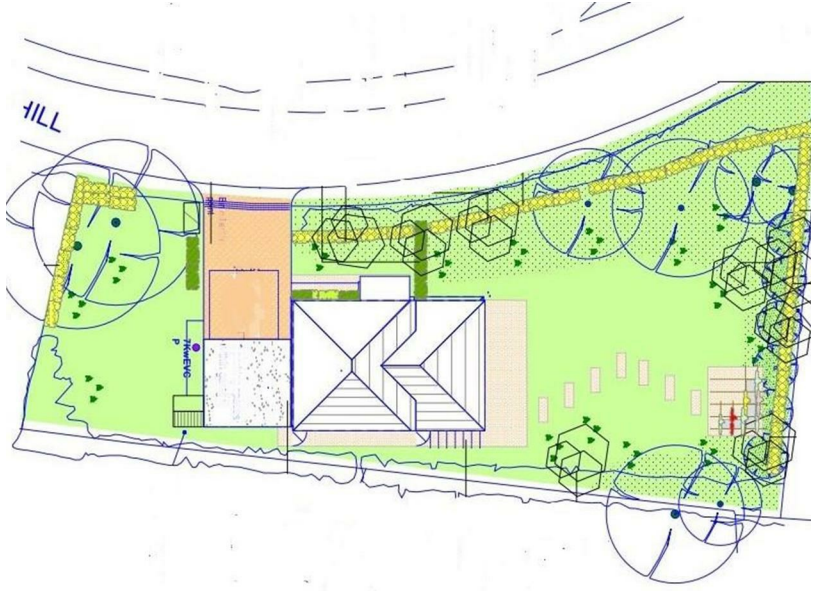
Actual Garden



Bellever Hill, Camberley, GU15 2HD



All measurements are approximate and for display purposes only
Total Area: including garage 2841 ft² ... 263.9 m² 2,404 ft excluding Garage



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