



Yockley Close | Camberley | Surrey | GU15 1QQ

Price Guide £850,000 Freehold

*Waterford's* W  
Residential Sales & Lettings

Yockley Close | Camberley  
Surrey | GU15 1QQ  
Price Guide £850,000

This well-proportioned 4-bedroom family home enjoys a cul-de-sac location and benefits from a mature south-facing garden.

- Cul-de-sac location
- 19ft kitchen
- 4 double bedrooms
- Conservatory
- Mature secluded garden
- Galleried landing
- Ensuite to master bedroom
- Double garage

### Accommodation

This spacious family home enjoys more than 2,000 sq. feet of well-proportioned accommodation. The welcoming entrance hall gives access to a front-aspect living room with fireplace, a second reception room which is currently used as a dining and sunroom, the kitchen, a downstairs cloakroom and the garage. The 19ft kitchen is fitted with an excellent range of oak fronted cabinets and a range-style oven, and leads to a well-maintained conservatory and the well-stocked garden. Upstairs, the galleried landing leads to a dual-aspect master bedroom, with en-suite bathroom and built-in wardrobe, the remaining three double bedrooms and a family bathroom.



Cul-de-sac  
location



## Outside

This beautifully presented property is reached via a newly-laid private driveway. A gate to the side of the double garage leads to the secluded rear garden which enjoys a southerly aspect, two well-maintained patio areas and a level lawn bordered by mature planting.

## Location

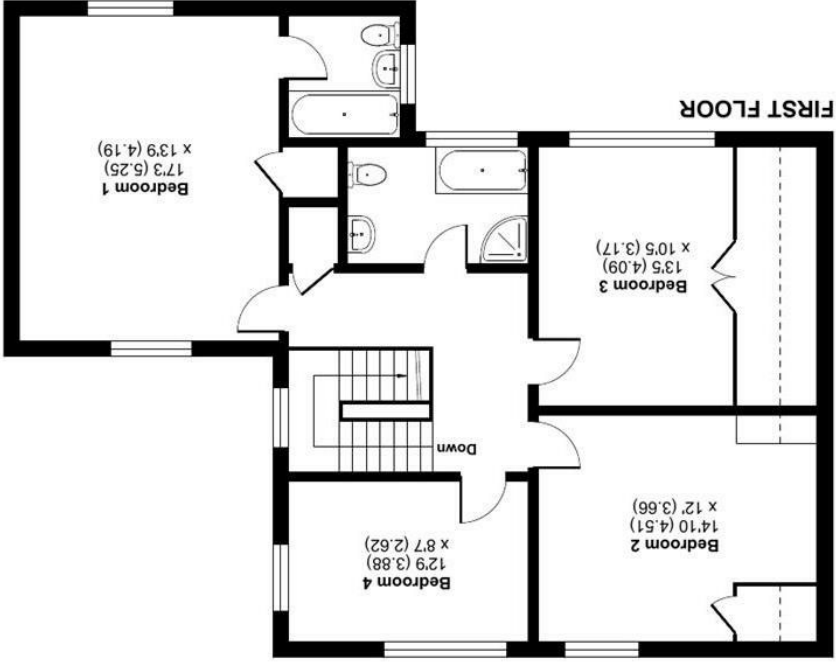
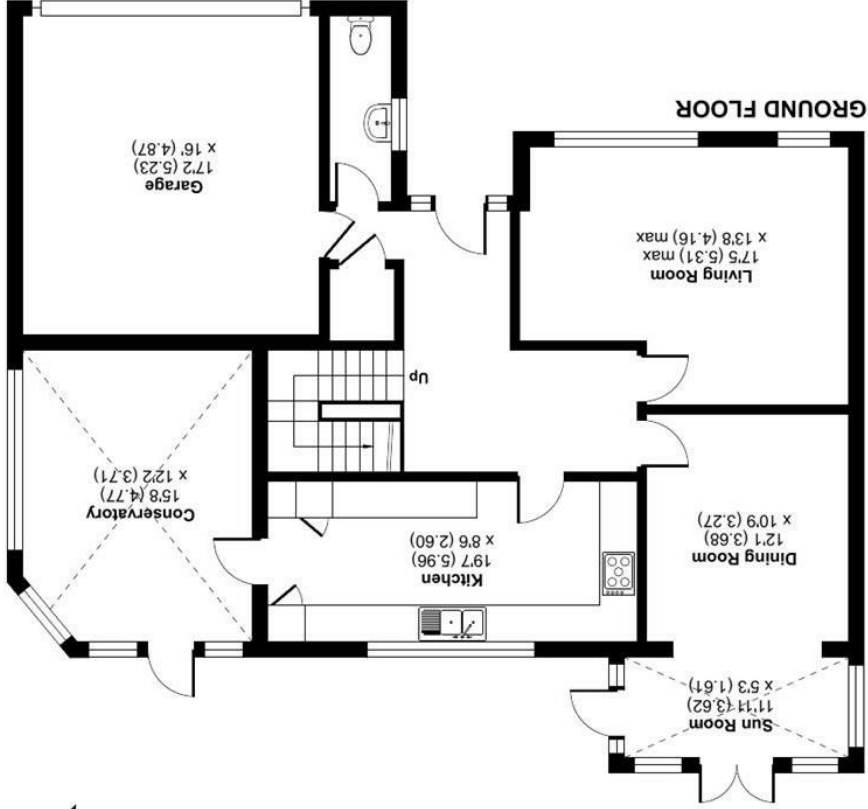
The property is located at the end of a quiet close, by the woodland on the edge of the popular and well-established Heatherside development. Heatherside boasts a range of facilities including a primary school, large recreation ground, Sainsbury's Local, public house and community centre. There are a range of excellent secondary schools within easy reach, as well as great access to commuter links via the A30 and M3.



# Yockley Close, Camberley, GU15

Approximate Area = 2021 sq ft / 187.7 sq m  
Limited Use Area(s) = 38 sq ft / 3.5 sq m  
Garage = 266 sq ft / 24.7 sq m  
Total = 2325 sq ft / 215.9 sq m  
For identification only - Not to scale

Denotes restricted head height



| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| 62                                          | 85        |
| Energy Efficiency Rating                    |           |
| Very energy efficient - lower running costs |           |
| A                                           | (92 plus) |
| B                                           | (81-91)   |
| C                                           | (69-80)   |
| D                                           | (55-68)   |
| E                                           | (39-54)   |
| F                                           | (13-38)   |
| G                                           | (1-12)    |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

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