



Woodlands

Heatherdale Road | | Camberley | GU15 2LT

Price Guide £800,000 Freehold

Waterford's W
Residential Sales & Lettings

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An imposing Edwardian home with accommodation approaching 2,000 sq. ft, benefitting from being situated in an established residential road and enjoying a secluded plot approaching 0.25 of an acre. No onward chain.

- 4 double bedrooms
- Dining room
- Garden studio
- Many original features
- Living room
- 17ft Kitchen
- 0.25 of an acre
- No onward chain

Accommodation

This attractive Edwardian home retains many original features and has benefitted from sympathetic upgrades. The original house was divided into two imposing homes in the 1970's, Woodlands retaining nearly 2,000 sq ft of accommodation. The original entrance porch opens to the entrance hall with a downstairs cloakroom and original staircase to the 1st and 2nd floors. The delightful south facing living room with a working fireplace, enjoys a dual aspect with the rear aspect bay window overlooking the garden. The dining room with exposed floorboards, cellar and original fireplace, leads to the 17ft Kitchen, which is fitted with a good range of kitchen cabinets, and enjoys a front aspect bay window with a Pew window seat. On the first floor, the main bedroom with built-in wardrobes overlooks the rear garden and with the 4th bedroom, is served by a bathroom. The 2nd floor has two further double bedrooms, served by a shower room.



0.25 acre plot



Outside

The property enjoys a plot approaching 0.25 of an acre, the gravel driveway provides parking for several cars and leads to the single garage. To the rear, the secluded southerly facing garden has a patio leading to a level lawn surrounded by mature shrub borders. To the rear of the garden is a Garden Cabin, offering a home office or studio.

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.



Approximate Area = 1925 sq ft / 178.8 sq m
Limited Use Area(s) = 7 sq ft / 0.6 sq m
Garage = 169 sq ft / 15.7 sq m
Outbuilding = 152 sq ft / 14.1 sq m
Total = 2253 sq ft / 209.2 sq m

For identification only - Not to scale

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Energy Efficiency Rating	
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