



37 Green Lane, Camberley, GU17 9DG

Guide price £700,000



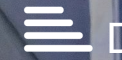
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# 37 Green Lane

Camberley, GU17 9DG

- Detached House
- Large Kitchen/Breakfast Room
- Enclosed rear Garden
- Close to local shop and bus routes
- Four Bedrooms
- Garage and ample off street parking
- Cul-de-Sac Location
- Good condition throughout

This beautifully presented four bedroom detached house is located in an excellent and desirable cul-de-sac location in Hawley/Camberley.

We draw particular attention to the kitchen/breakfast room which features at the back of the property and benefits from a great vista, through the bi-fold doors onto the rear garden. This truly is a space for the whole family and has great functionality too, being serviced as it is by a large utility/storage room.

The large sloping bay window in the living/dining room is another rare feature of this 1960's built house and brings in a mass of light into this well presented and proportioned room.

The four bedrooms upstairs are of a good size and the main bedroom benefits from a modern en-suite shower room, whilst the rest of the rooms by the modern family bathroom.

Please call David to arrange a viewing tour.



## Hallway

**Living/Dining Room** 21'10 x 13'8 (6.65m x 4.17m)

**Kitchen/breakfast Room** 19'5 x 11'10 (5.92m x 3.61m)

**Utility Room** 10 x 11'2 (3.05m x 3.40m)

## WC

**Garage** 18'7 x 9'4 (5.66m x 2.84m)

## Landing

**Bedroom One** 18'7 x 9'4 (5.66m x 2.84m)

## Ensuite Shower

**Bedroom Two** 13'1 x 11 (3.99m x 3.35m)

**Bedroom Three** 11'8 x 11 (3.56m x 3.35m)

**Bedroom Four** 7'8 x 7'7 (2.34m x 2.31m)

## Bathroom

## OUTSIDE



The sweeping front drive has two entrance points, one with double gates and this leads to the garage, front door and side access to the rear garden - This has a lower side patio which is dwarfed by the large raised patio area, which is finished in large slab paved tiles, giving it a modern feel and certainly a place to relax in the sunshine This leads down to an area of lawn with a scattering of shrubs and plants.

## Directions

Try "WHAT THREE WORDS" Every 3 metre square of the world has been given a unique combination of three words. Used for e-commerce and delivery, navigation, emergencies and NOW ESTATE AGENCY. If you are struggling to find this property - Use What Three Words on your phone or tablet and type; Diplomats.jumbo.yelled



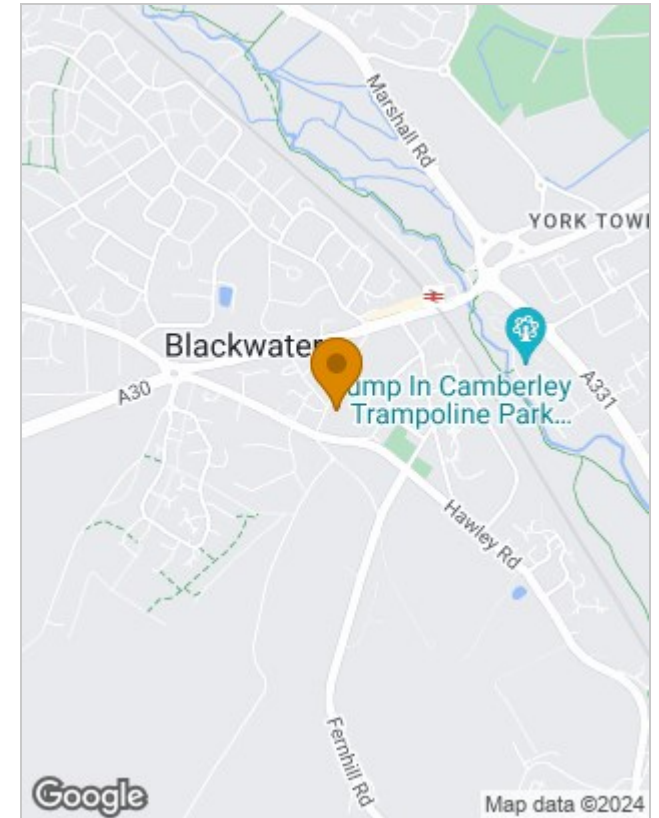


The *Kitchen* is the  
heart of the *Home*

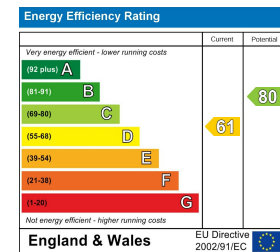
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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