



Mulroy Drive, Camberley

Offers in excess of **£850,000**





## Mulroy Drive, Camberley

We are excited to be offering this extensive 5 bed family home, set within approx. 0.3 acres, with ample parking for multiple cars. It has excellent access to commuting networks, local amenities and schools including Prior Heath, Crawley Ridge, Tomlinscote and Ravenscote.

### FEATURES

- Driveway with turning circle and parking for multiple cars
- 5 double bedrooms with built in wardrobes
- Double garage
- Extensive and versatile accommodation
- Excellent condition
- Private garden with mature trees and shrubs
- Great school catchment area
- Excellent commuter links, north, south, east and west
- 5 star hotels, spas, restaurants and golf clubs nearby
- Band G – Surrey Heath Borough Council

### ACCOMMODATION

- Character entrance hall with door to garage
- Kitchen with back door leading to garden
- Dining room with beautiful parquet flooring
- Lounge with patio doors leading to garden
- Study
- Downstairs double bedroom with built in wardrobes
- Downstairs bathroom with shower
- Upstairs landing snug
- Master bedroom with built in dressing table and wardrobes
- En-suite bathroom
- Three further bedrooms with built in dressing table and wardrobes
- Family bathroom with jacuzzi bath

### OUTSIDE

- Mature garden laid to lawn with patio and mature shrubs and trees around the edges
- Garden shed at end of garden
- Garden accessed from side of the house & from the rear

### EPC RATING

D







Approximate Gross Internal Area  
 234.30 sq m / 2521.98 sq ft  
 (Includes Garage)  
 Garage Area 24.84 sq m / 267.37 sq ft

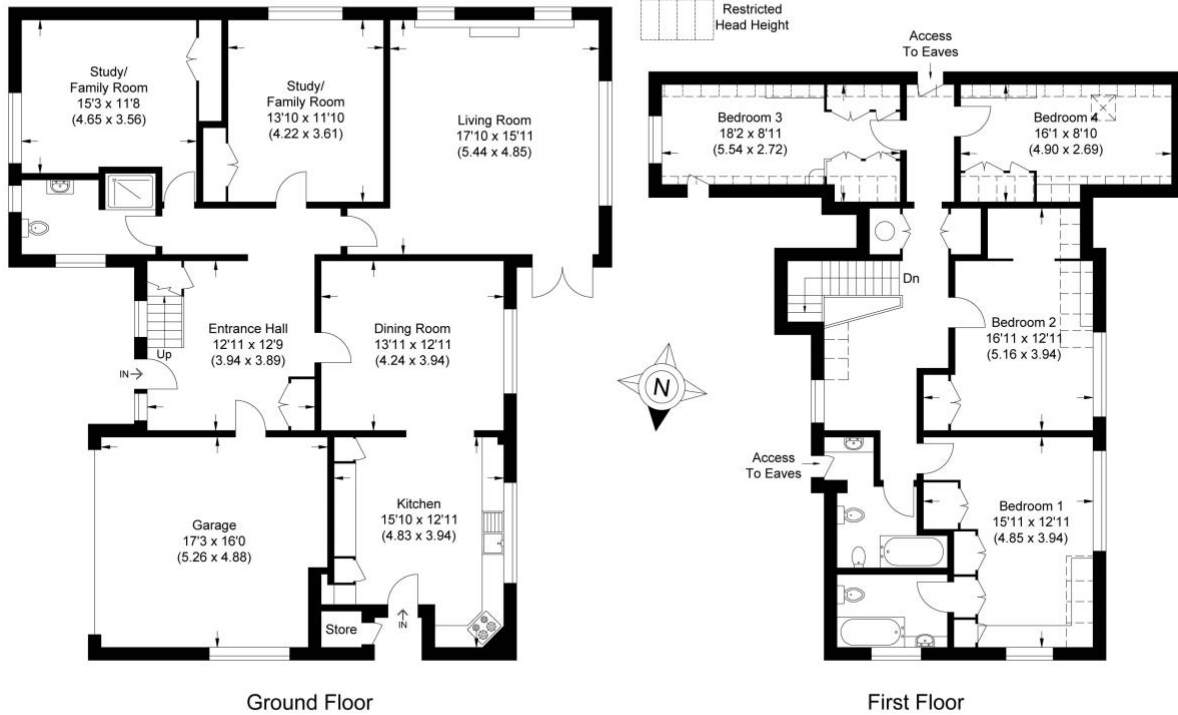


Illustration for identification purposes only, measurements are approximate, not to scale.

**Disclaimer:** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU15 1LX**



**NEWTON ROWE**  
 SALES & LETTINGS

The Old Dairy, 7 Updown Hill, Windlesham, Surrey GU20 6AF  
 enquiries@newtonrowe.co.uk | 01276 986900