



Highbury Crescent, Camberley

£780,000



## Highbury Crescent, Camberley

We are excited to be offering this well presented 6 bedroom family home in a highly sought after area. It benefits from recently having been renovated and decorated to a very high standard, is within an excellent local school catchment area, including Tomlinscote and within easy reach of transport networks.

### FEATURES

- Off road parking for multiple cars
- Modernised and updated beautifully
- Large open plan kitchen and dining area
- Downstairs shower room
- School catchment area, Ravenscote, Crawley Ridge, Tomlinscote
- Low maintenance garden
- No through road location
- Easy reach of A30, M3, M4, mainline stations, Heathrow & Gatwick
- 5 star hotels, spas, restaurants and golf clubs nearby
- Band F – Surrey Heath Borough Council

### ACCOMMODATION

- Entrance Hall
- Lounge, double aspect with doors to conservatory
- Conservatory
- Open plan kitchen and dining area
- Utility area
- Music room / study
- Downstairs shower room
- Downstairs bedroom
- Master bedroom
- Four further bedrooms
- Family bathroom

### OUTSIDE

- Single garage
- Driveway
- Garden
- Garden room

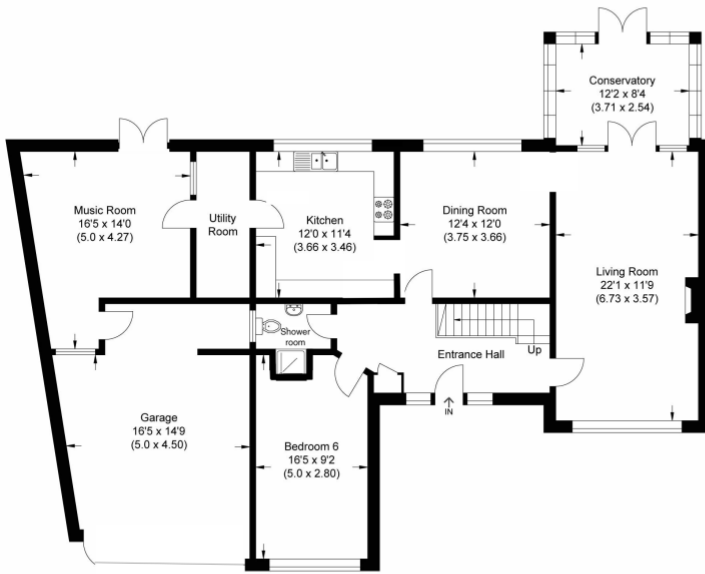
### EPC RATING

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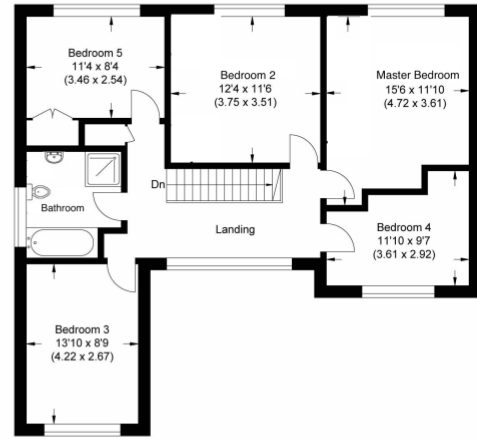




Approximate Gross Internal Area  
 198.23 sq m / 2133.73 sq ft  
 (Excludes Garage)  
 Garage Area : 22.43 sq m / 241.43 sq ft



Ground Floor



First Floor

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 1JZ**



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