



Elsenwood Drive, Camberley

**Guide Price £900,000**



## Elsenwood Drive, Camberley

This beautifully modernised family home has been updated to a high standard and can be found within a quiet and sought after location in Camberley. It benefits from a secluded wrap around landscaped garden and is on the doorstep of miles of open spaces perfect for woodland and country walks. Ideally situated within a catchment area for excellent schools including Crawley Ridge and Tomlinscote and also within easy reach of road and rail networks.

### FEATURES

- Private driveway parking for multiple cars and double garage
- Secluded spacious landscaped garden with pond and mature shrubs
- Light and airy spacious rooms
- Fully insulated and heated office / studio in garden
- Potential for annex (and extension stp)
- Easy reach of A30, M3, M4, mainline stations, Heathrow & Gatwick
- In catchment area for Tomlinscote, Crawley Ridge, The Grove and St Augustine's schools
- Between Camberley and Farnborough mainline station with trains direct to Waterloo
- 5 star hotels, spas, restaurants and golf clubs nearby
- Band F – Surrey Heath Borough Council

### ACCOMMODATION

- Entrance Hall
- Study
- Double aspect living room
- Kitchen
- Dining room
- Utility room
- Master bedroom with en-suite
- 3 further bedrooms
- 1 family bathroom

### OUTSIDE

- Front driveway for multiple cars
- Double garage
- Office / studio outbuilding with electrics and fully insulated
- At side entrance to garden pergola covered with grape vines
- Spacious side patio for entertaining
- Garden to the back with lawn, pond, mature shrubs and trees

### EPC RATING

D







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 2AZ**



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