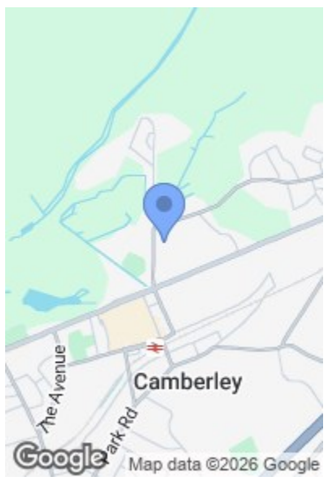


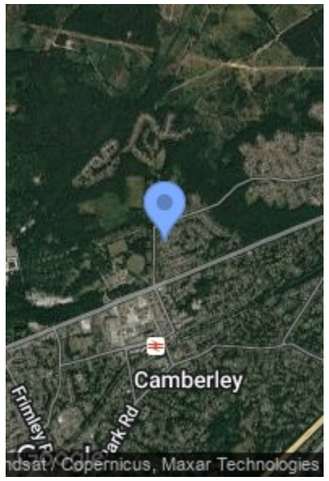




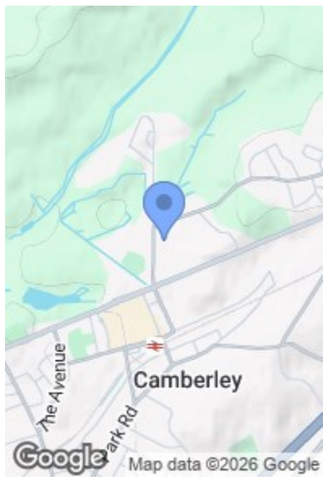

Road Map



Hybrid Map



Terrain Map



Camberley 01276 539111
Email: enquiries@knightspropertyservices.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightspropertyservices.com

Registered in England and Wales. Registered number 07092765. Registered address: 54 Obelisk Way, Camberley, Surrey GU15 3SG

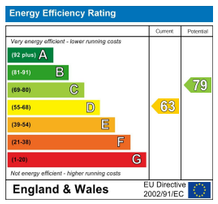






Barossa Road, Camberley GU15

Offers In Excess Of £475,000



4 2 2

FOR SALE
01276 539111





Main Features

- Four Bedrooms
- Living Room With Feature Fireplace
- Detached Garden Studio/Outbuilding
- On-Street Parking
- No Onward Chain
- Extended Semi Detached Family Home
- Separate Utility & Ground Floor Shower Room
- Private Rear Garden With Patio & Mature Boundaries
- Easy Access To Camberley Town Centre

Full Details

Living Room
Front aspect window, wood-effect flooring, coving and radiator. Feature fireplace with painted brick surround and tiled detail, with fitted alcove shelving and cupboards. Stairs leading to the first floor, with an understairs cupboard. Double doors open through to:

Kitchen/Dining Room
Wood-effect flooring and spotlights. Fitted with a range of high-gloss wall and base units, wood-effect worktops, tiled splashbacks, inset sink with mixer tap, four ring gas hob with extractor hood and freestanding double oven. Space for a large dining table and chairs. Wall-mounted boiler. French doors open onto the rear patio and garden.

Utility
Shaker-style wall and base units with quartz-style worktop and under-cabinet lighting. Space and plumbing for washing machine and tumble dryer. Door to:

Shower Room
Walk-in shower with electric shower and marble-effect wall panelling. Low level WC, corner wash hand basin, patterned tiled flooring and frosted window.

Lean To
Double glazed window and door, useful as a boot room or storage.

First Floor Landing
Doors to all bedrooms and the bathroom.

Bedroom One
Spacious double bedroom and carpet flooring.

Bedroom Two
Rear aspect double bedroom and carpet flooring.

Bedroom Three
Single bedroom with carpet flooring.

Bedroom Four
Single bedroom, suitable as a nursery, child's room or study.

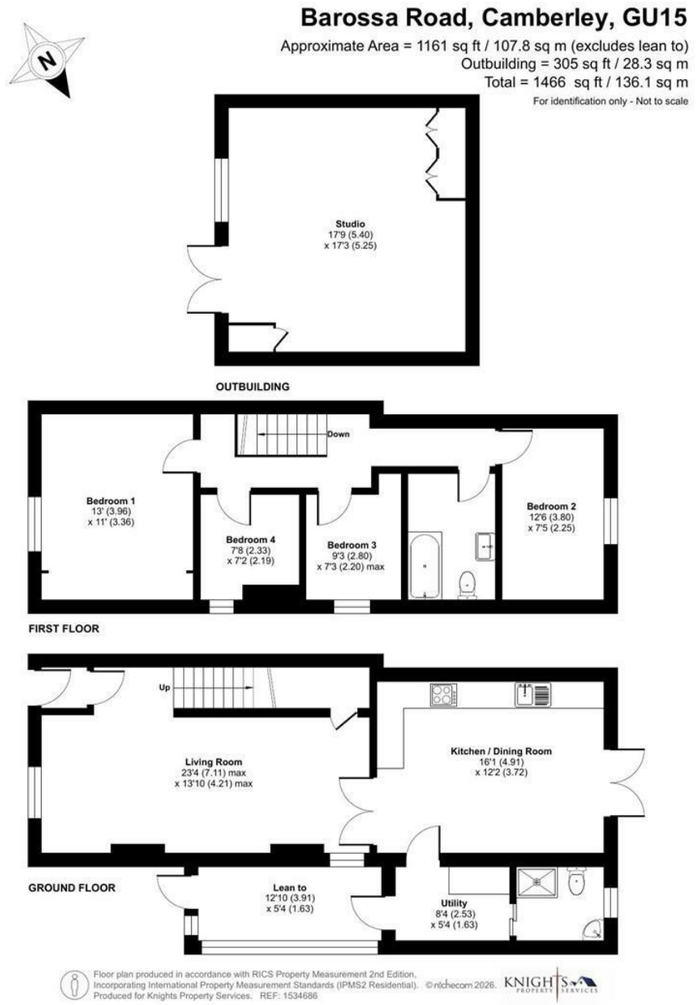
Bathroom
Panel bath with shower over and glass screen, vanity wash hand basin with cupboard below, low level WC, traditional-style heated towel rail, tiled walls, patterned tiled flooring and frosted window.

To The Rear
A private, mainly lawned garden with a large slate patio for outdoor dining, stepping-stone path, established borders, shed and a high hedge boundary. Mature trees to the rear give a good degree of privacy.

Garden Studio/ Outbuilding
A substantial, versatile building with french doors, spotlights, carpet flooring, radiator and a storage cupboard. Currently used as a home office and recreation room. It offers scope for a guest annexe, gym or business use (subject to any necessary consents).

To The Front
Low rendered front wall with shrub planting. Gravelled area to the side and a gated access. On-street parking.

Floorplan



Barossa Road, Camberley GU15

KNIGHTS PROPERTY SERVICES **NO ONWARD CHAIN** Offered to the market is this extended four-bedroom semi-detached home, which combines generous family accommodation with a superb self-contained garden studio. Conveniently situated within easy walking distance of the town centre and close to Barossa Common, the property enjoys excellent access to local amenities and open spaces. The ground floor offers a spacious living room, a large kitchen/dining room opening to the garden, a utility, a shower room and lean to. Upstairs are four bedrooms and a family bathroom. At the foot of the private rear garden, a substantial outbuilding (approx. 305 sq ft) makes an ideal home office, games room or hobby space.