



Azalea Way | Camberley | Surrey | GU15 1NY

Price Guide £750,000 Freehold

*Waterfords* W  
Residential Sales & Lettings

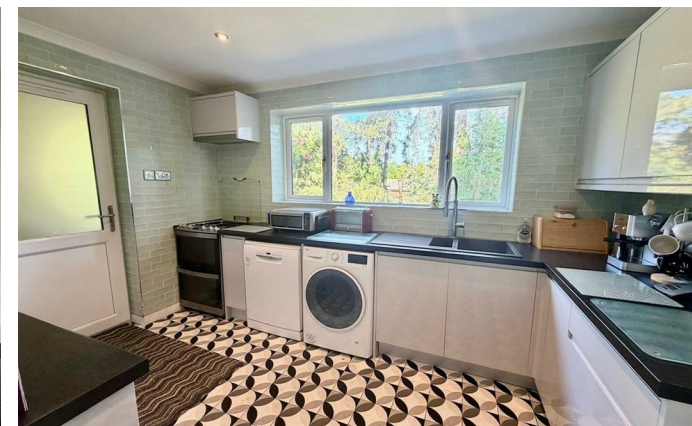
Azalea Way | Camberley  
Surrey | GU15 1NY  
Price Guide £750,000

Positioned within one of Camberley's most sought after residential road, this deceptively spacious four bedroom detached bungalow has undergone considerable upgrades in recent years and enjoys a secluded garden.

- Four bedrooms
- Two Private Driveways
- Secluded garden
- Refurbished interiors
- Refitted kitchen
- Garage and workshop
- Dual driveway
- Utility room

### Accommodation

This detached 4 bedroom bungalow has undergone significant improvements. The front door opens to the entrance hall with storage cupboards and leads to the L-shaped triple aspect living/dining room where patio doors lead to the garden and access is given to the refitted kitchen with white gloss cabinets and contrasting worksurfaces, a door that leads to the utility room and downstairs cloakroom. From the central entrance hall, four bedrooms, 3 with built-in wardrobes are served by a refitted bathroom.



Secluded garden



## Outside

There is ample driveway parking spilt over dual driveways leading to a single garage with a utility room to the rear, and the 2nd driveway leading to a enclosed workshop with a roller door, The rear garden has a patio area leading to a secluded garden, mainly laid to lawn and interspersed with a variety of trees and shrubs, a pathway and timber gate gives access to the front.

## Location

The property is situated in a favoured residential road within the Copped Hall Estate and gives access to excellent school .including Tomlinscote and Ravenstone. The commuter has convenient access to the M3 and beyond. making ideal for those commuting by road. The property is also a short drive from Camberley Town Centre and Train Station providing routes to Guildford and Ascot, along with Farnborough and Fleet Train Stations which have fast links to London Waterloo. The property is also ideally situated for nature lovers with Lightwater Country Park a short distance away providing 59 hectares of heathland, woodland and meadows to explore along with a lovely Café and Camberley Heath Golf club is also close.





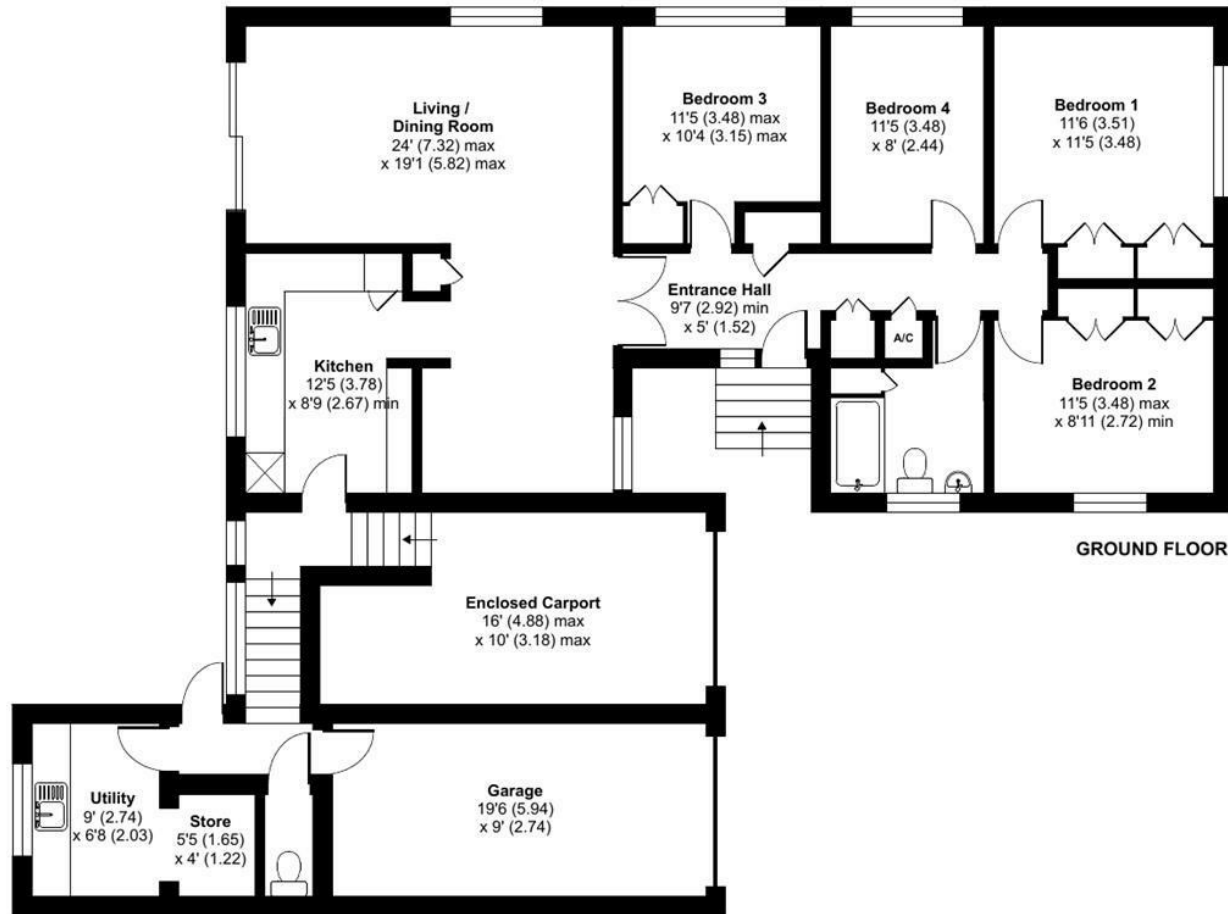
# Azalea Way, Camberley, GU15

Approximate Area = 1143 sq ft / 106.1 sq m (excludes carport)

Garage / Utility = 283 sq ft / 26.2 sq m

Total = 1426 sq ft / 132.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2023. Produced for Waterfords. REF: 969086



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