



5 Kingston Road, Camberley, Surrey, GU15 4AF

Price Guide £421,400

- Three Bedrooms
- Large Living Room
- Bathroom
- Front Garden with Driveway
- End of chain
- Two Double Bedrooms
- Modern Kitchen/Dining Room
- Private Rear Garden
- Garage

# 5 Kingston Road, Camberley GU15 4AF

Spacious three bedroom family home situated in a popular location close to the college.

This light and bright property benefits from having potential to extend, a good size driveway for off-street parking, private garden, Garage and is well presented throughout.



Council Tax Band: C



### Front Garden

Set behind a brick wall, this established front garden benefits from a long driveway offering ample parking for 3 cars and access to the garage

### Entrance Hall

White UPVC front door with side aspect double glazed window leading to the entrance hall with carpet, radiator, central ceiling light and door leading to the lounge.

### Lounge

Light and bright lounge situated at the front of the property with a large double glazed window, central ceiling light, carpet and radiator.

### Kitchen

Modern white kitchen with a vast amount of eye and base level cupboards, black Formica worktop creating a breakfast bar area. Four burner electric hob, oven and space for washing machine and fridge/freezer. Double glazed window overlooking the rear garden situated above a stainless steel sink and drainer. Laminate flooring, central ceiling light, radiator, side aspect double glazed window and ample space for a breakfast table with chairs. Under stairs cupboard housing the boiler, fuse box discreetly positioned and UPVC double glazed door leading to the garden.

### Stairs and landing

Carpeted staircase leading to the first floor and landing with a side aspect double glazed window, loft access, central ceiling light and doors leading to the bedrooms and bathroom.

### Master Bedroom

Master bedroom situated at the front of the property with carpet, central ceiling light, radiator and double glazed window.

### Bedroom Two

Similar size to the master bedroom with a double glazed window overlooking the rear garden. Radiator, central ceiling light, carpet and cupboard housing the water tank.

### Bedroom Three

Single bedroom with a double glazed window overlooking the front garden, carpet, ceiling light and radiator.

### Bathroom

White bathroom suite comprising of a hand basin on a pedestal and panel bath with tiled splash back. Double glazed window with obscured glass, towel rail, central ceiling light and vinyl flooring.

### Toilet

White low level toilet, double glazed window with obscured glass, central ceiling light.

### Rear Garden

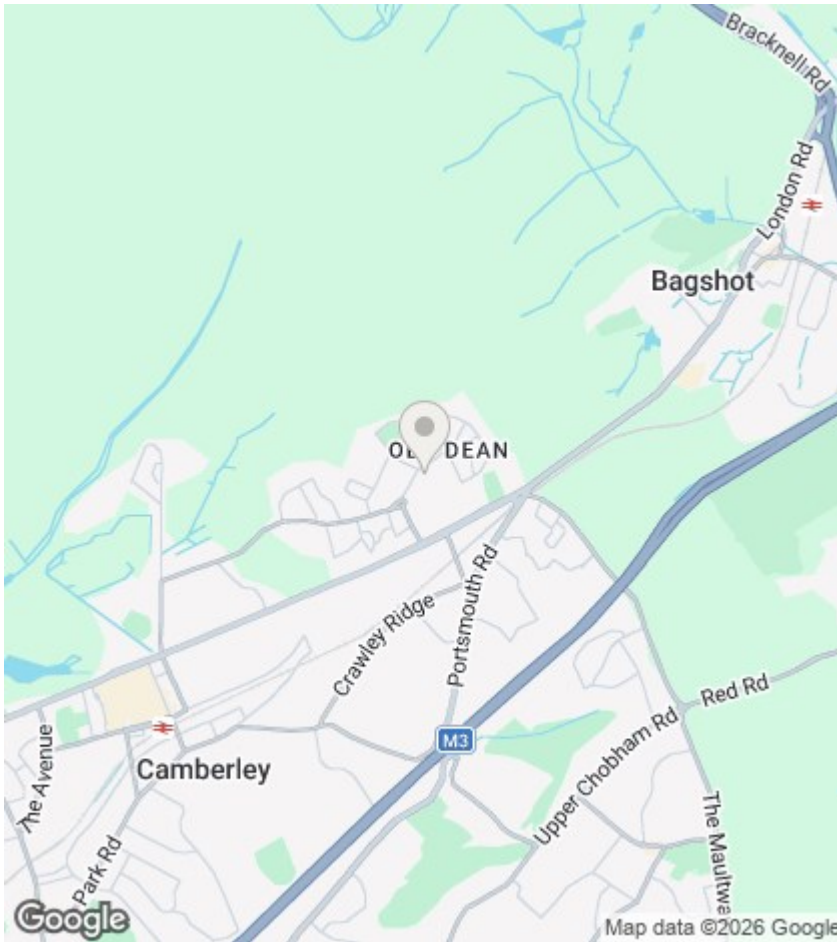
Leading off the kitchen, this good size rear garden benefits from a large crazy paved patio area, mostly laid to lawn with established trees, outside tap and side gate.

### Garage

Double length garage with up and over door.







## Directions

From Camberley Town Centre. Head east towards Heathcote Rd. Turn left onto Heathcote Rd. Continue onto High St. At the roundabout, take the 3rd exit onto Portesbery Rd. At the roundabout, take the 1st exit onto Knoll Rd. Go through 1 roundabout. Turn right onto London Rd/A30. Turn left onto Caesars Camp Rd. Turn right onto Upper College Ride. Turn left onto Kingston Rd.

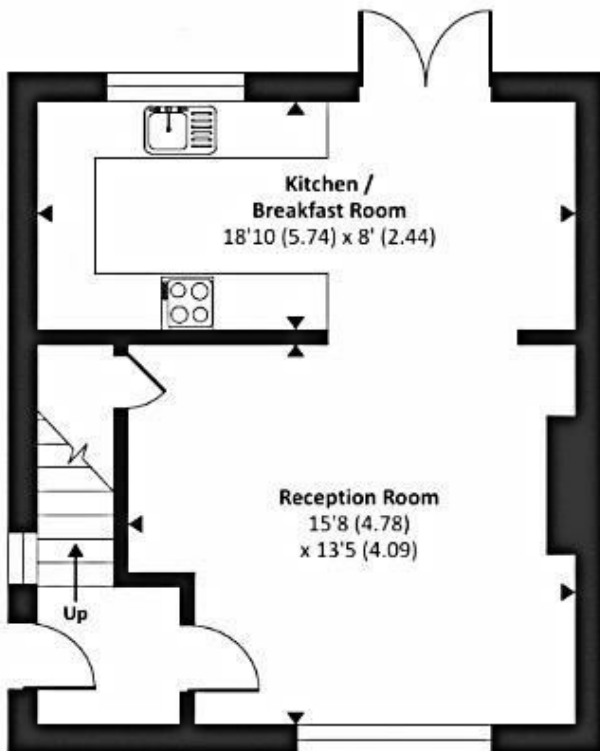
## Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

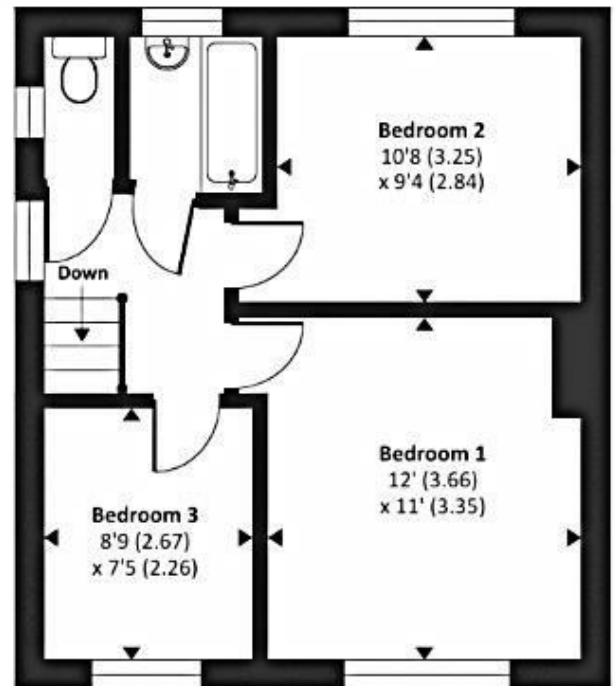
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground floor



First floor