



The Royal Way | Deepcut | Camberley | GU16 6TJ

£725,000 Freehold

Waterford's W
Residential Sales & Lettings

The Royal Way | Deepcut
Camberley | GU16 6TJ
£725,000

Situated in an elevated location and enjoying an open aspect to the rear, this 3 year old home built by Bovis Homes, offers 4 double bedrooms and a stunning 28ft kitchen/breakfast/sitting room.

- 4 double bedrooms
- 28ft kitchen/breakfast/sitting room
- Utility room
- 45ft garden
- 2 ensuite
- Family bathroom
- Living room
- Garage and driveway

Accommodation

This well appointed home is approached by a spacious entrance hall with a downstairs cloakroom, the front aspect living room has a square bay window and compliments the impressive 28ft kitchen/breakfast/sitting room. The sitting area has bi-fold doors to the rear and the kitchen has an excellent range of shaker styled cabinets, complemented by quartz worksurfaces and a separate utility room. Upstairs, the generously sized landing leads to 4 double bedroom, served by 2 ensuite shower room and a family bathroom.

Estate charge £251 p.a



Delightful open aspect



Outside

The property is located in a cul-de-sac and approached by a driveway for two cars leading to the single 19ft garage. To the rear is a full width patio leading to a level lawn and a children's play area to the rear. The whole is enclosed by timber fences and enjoys a open and elevated aspect.

Location

Located on the popular Mindenhurst development in Deepcut village, with access to delightful countryside walks accessing canals and woodland. The property is conveniently located with easy access to local amenities, including a pub, school and cafe, whilst Camberley town centre and Frimley are within easy reach, the area has excellent commuter links via the M3 and direct rail links to London Waterloo via Brookwood (12 min) Farnborough (13 min) and Woking (24 min) train stations, all reaching London in less than 35 minutes.

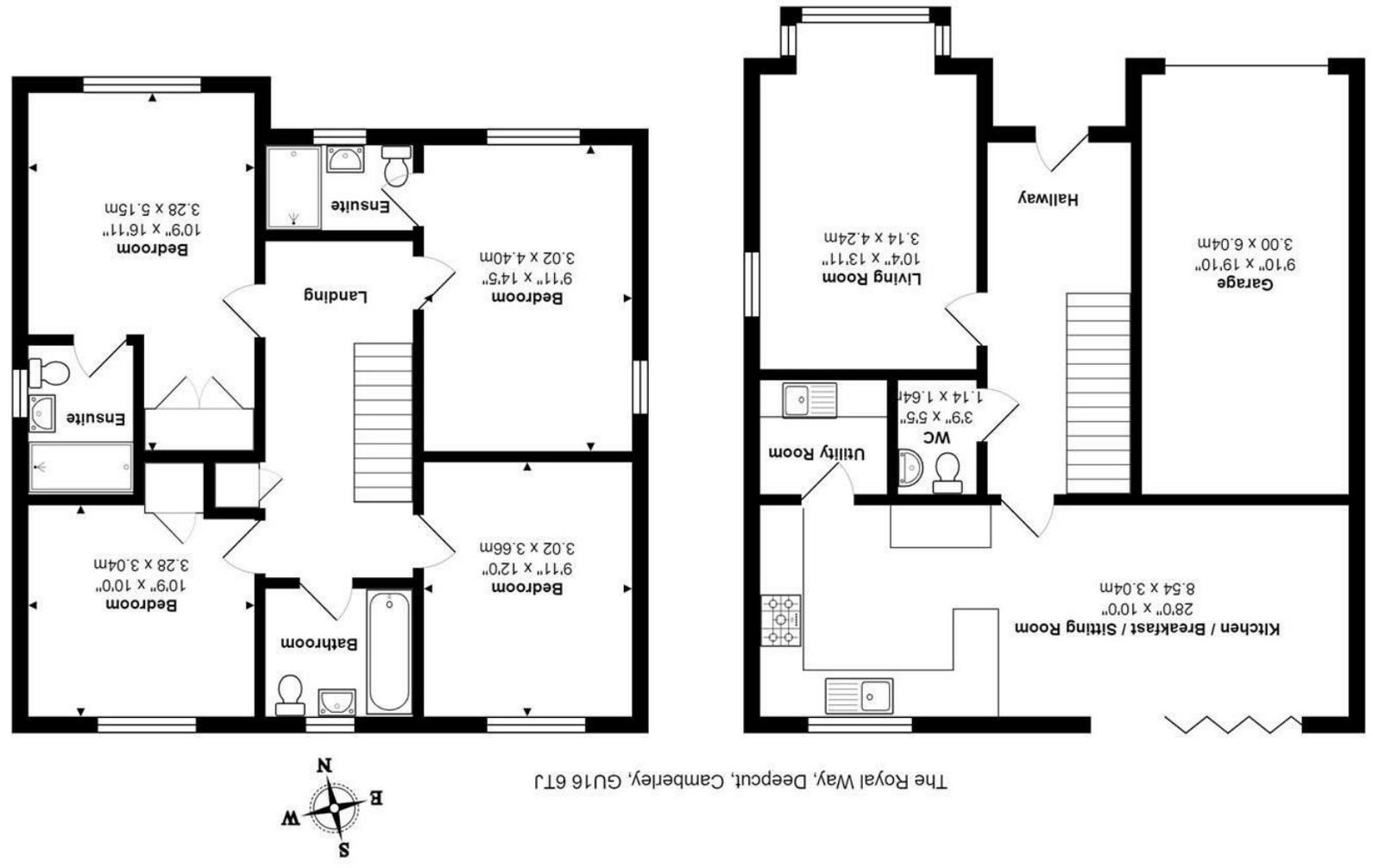


27 High Street
 Camberley
 Surrey
 GU15 3RB
 01276 66566
 camberley@watertords.co.uk

All measurements are approximate and for display purposes only

Total Area: 1642 ft² ... 152.5 m²

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	100
Very energy efficient - lower running costs	93 (pass)
Energy efficient - lower running costs	81 (B)
Energy efficient - lower running costs	69 (C)
Energy efficient - lower running costs	55 (D)
Energy efficient - lower running costs	43 (E)
Energy efficient - lower running costs	31 (F)
Energy efficient - lower running costs	21 (G)
Energy efficient - lower running costs	13 (H)
Energy efficient - lower running costs	5 (I)



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