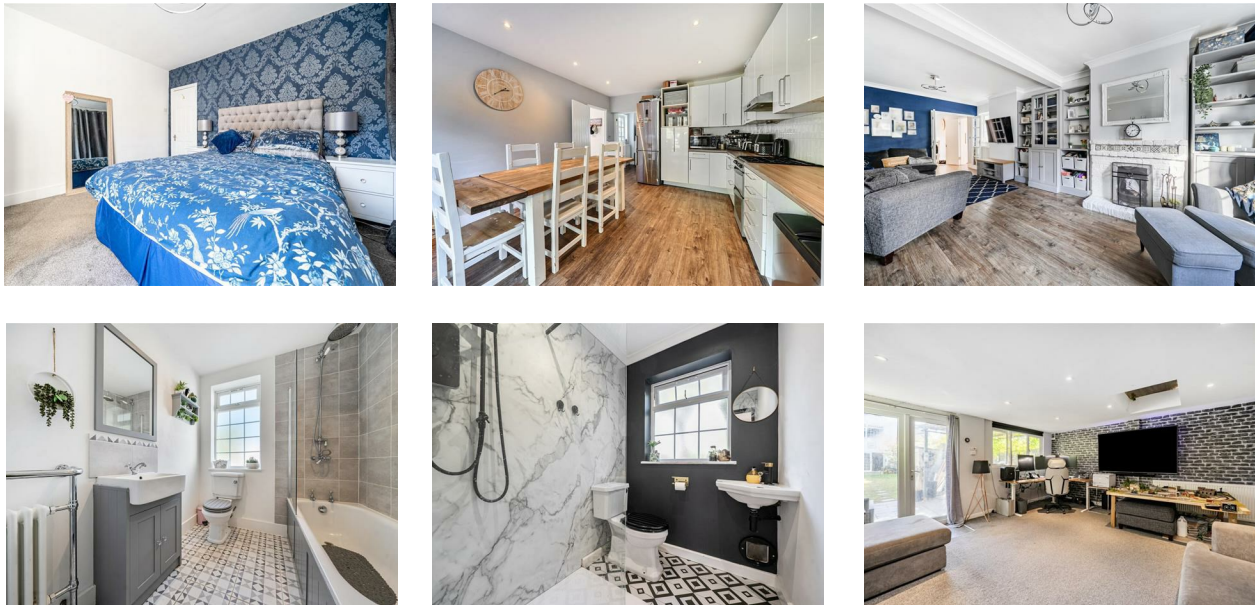
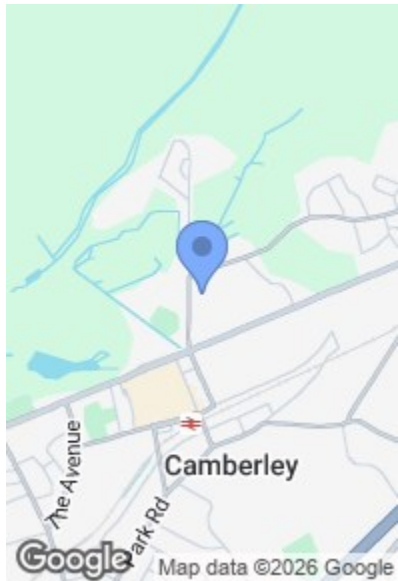
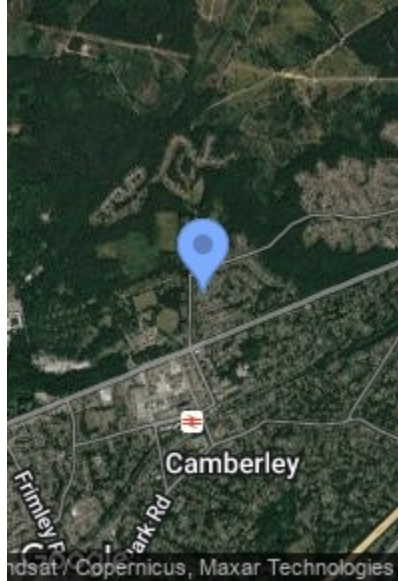




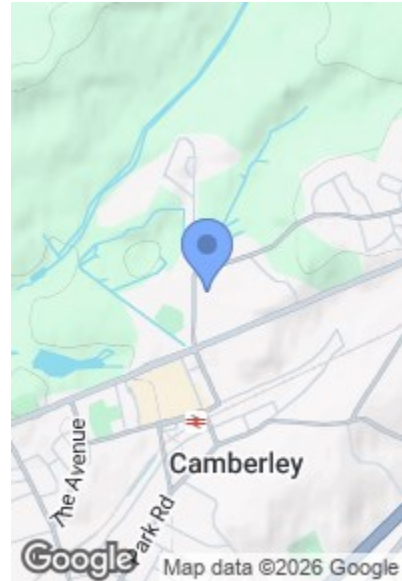
ROAD MAP



HYBRID MAP

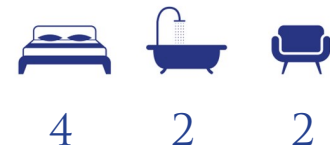


TERRAIN MAP



BAROSSA ROAD, CAMBERLEY GU15
OFFERS IN EXCESS OF £475,000

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



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MAIN FEATURES

- Four Bedroom
- Living Room With Feature Fireplace
- Detached garden studio/outbuilding
- On Street Parking
- No Onward Chain
- Extended Semi Detached Family Home
- Separate utility room and ground floor shower room
- Private rear garden with patio and mature boundaries
- Easy Access To Camberley Town Centre

FULL DETAILS

Entrance

Living Room

Front aspect with window, wood-effect flooring, coving and radiator. Feature fireplace with painted brick surround and tiled detail, with fitted alcove shelving and cupboards. Stairs rising 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 Room

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, wall-hung corner wash basin, patterned tiled flooring and frosted window.

Lean To

Side-access porch with double-glazed windows and doors, useful as a boot room or storage.

First Floor Landing

Doors to all bedrooms and the bathroom.

Bedroom One

Spacious double bedroom with large window, carpet flooring

Bedroom Two

Double bedroom with window to the rear, 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, raised planters, established borders, shed and a high hedge boundary. Mature trees to the rear give a good degree of privacy.

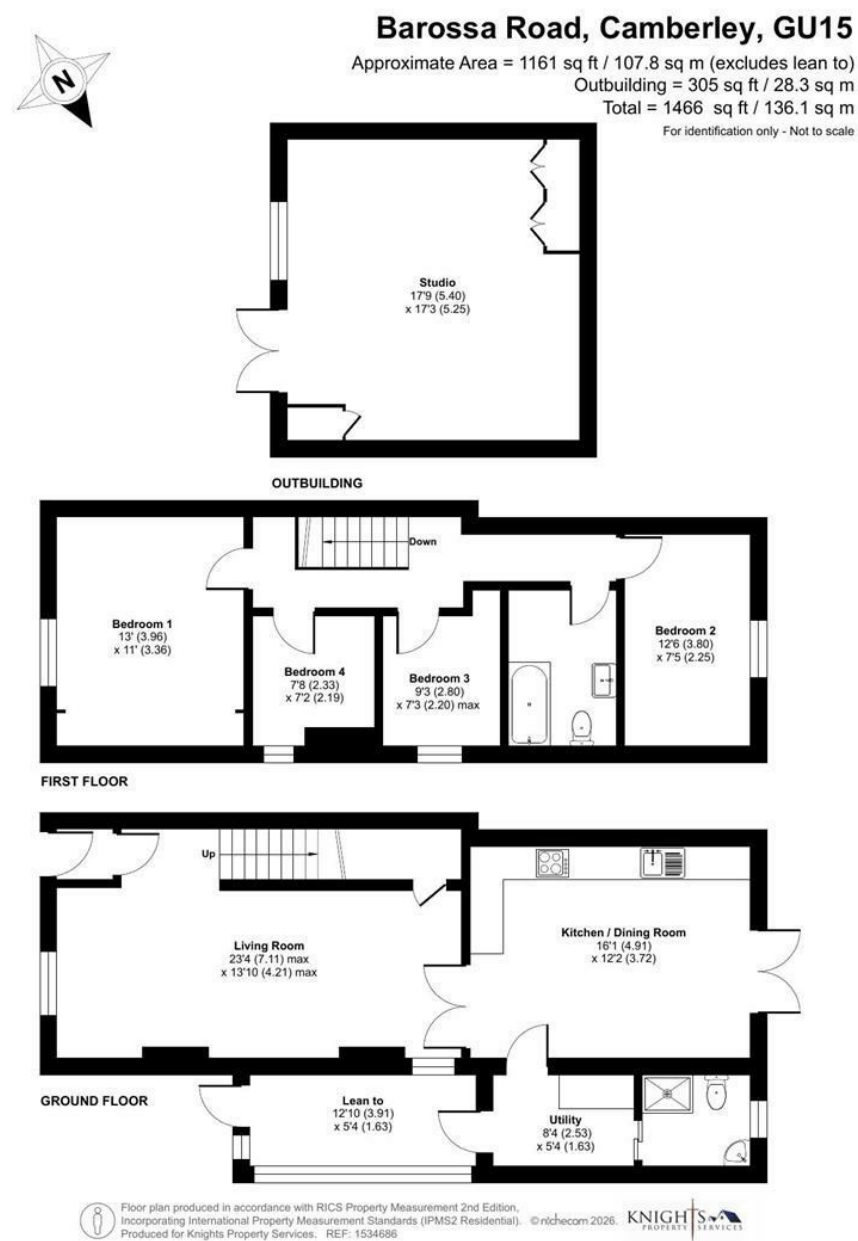
Garden Studio/ Outbuilding

A substantial, versatile building with French doors, side window, 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 with a gated access. On Street Parking

FLOORPLAN



BAROSSA ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES- NO ONWARDS 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 room and a shower room. 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.