



Furse Close | | Camberley | GU15 1BF

Price Guide £550,000 Freehold

Waterford's W
Residential Sales & Lettings

Furse Close |
Camberley | GU15 1BF
Price Guide £550,000

This immaculately presented 3 bedroom detached home has undergone significant updates in recent years and enjoys a quiet cul-de-sac location close to excellent schools including Ravenscote and Tomlinscote.

- 26ft kitchen/dining room
- Living room
- 3 bedrooms
- Ensuite shower room
- Refitted bathroom
- Secluded garden
- Garden cabin
- Cul-de-sac

Accommodation

This immaculately presented home has undergone significant upgrades and refurbishment in recent years. The front door opens to an entrance hall with a refitted downstairs cloakroom. The front aspect living room has a bay window with a window seat and an understairs cupboard. The impressive 26ft rear aspect kitchen/dining room has bi-fold doors to the garden and the kitchen is fitted with an excellent range of Shaker styled cabinets complimented by quartz worksurfaces and a peninsular breakfast bar. A door gives access to the front storage room and a utility closet, a casement door opens to the garden. Upstairs, the landing gives access to 3 bedrooms, the main bedroom has a double built-in wardrobe and a refitted ensuite shower room, all bedrooms are served by a refitted bathroom.



Secluded garden



Outside

The property is approached by a driveway with an electric charging point, a roller door gives access to storage area. A timber gate with a covered pathway gives access to the secluded SE facing rear garden enclosed by timber fencing and enjoying a full width patio leading to a level area of lawn. To the side is a timber cabin currently used as a home office and TV room.

Location

Located in a popular and sought after area Camberley within walking easy reach a local shops, doctors surgery, post office, play areas and within catchment areas of the popular local schools Prior Heath, Ravenscote, St Augustine and Tomlinscote. This property is positioned in a cul-de-sac close to major road links including A30 M3, A331 and local train stations making it an ideal area for commuting into London or the South.

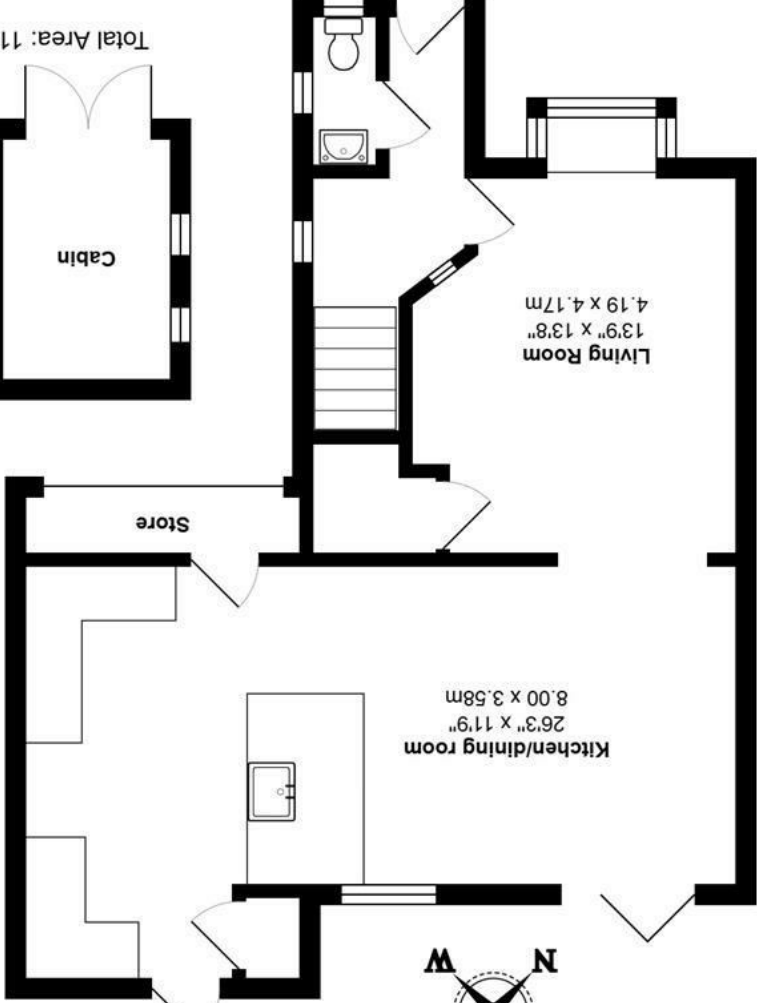




Energy Efficiency Rating																									
Current	Potential																								
82	61																								
A horizontal bar chart showing the Energy Efficiency Rating scale from A to G. The scale is represented by colored bars of increasing length from A to G. A yellow arrow points to the '61' mark on the G bar, and a green arrow points to the '82' mark on the B bar. <table border="1"><thead><tr><th>Rating</th><th>Band</th><th>Running Costs (£ per year)</th></tr></thead><tbody><tr><td>A</td><td>92-101</td><td>£55-80</td></tr><tr><td>B</td><td>82-91</td><td>£55-80</td></tr><tr><td>C</td><td>69-81</td><td>£55-80</td></tr><tr><td>D</td><td>55-68</td><td>£55-80</td></tr><tr><td>E</td><td>39-54</td><td>£55-80</td></tr><tr><td>F</td><td>23-38</td><td>£55-80</td></tr><tr><td>G</td><td>1-22</td><td>£55-80</td></tr></tbody></table>		Rating	Band	Running Costs (£ per year)	A	92-101	£55-80	B	82-91	£55-80	C	69-81	£55-80	D	55-68	£55-80	E	39-54	£55-80	F	23-38	£55-80	G	1-22	£55-80
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Very energy efficient - lower running costs																									
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Total Area: 1141 ft² ... 106.0 m²

All measurements are approximate and for display purposes only