



Azalea Way | Copped Hall | Camberley | GU15 1NY

Price Guide £1,200,000 Freehold



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This well proportioned family home has living accommodation approaching of 2,200 sq. ft and occupies a secluded 0,4 acre plot and is located in a highly regarded road adjacent to Camberley Heath Golf Course. The property enjoys an impressive 26ft kitchen/breakfast room, 4 double bedrooms and 3 reception rooms.

- 4 double bedroom
- 23ft living room
- Study
- Family room
- 26ft kitchen/breakfast room
- Utility room
- 0.44 of an acre
- Double garage

Accommodation

This established family home does requires a degree of refurbishment, but has undergone notable improvements over the past 20 years. The front door opens to the reception hall with a downstairs cloakroom and a door opens to the 23ft triple aspect living room and a separate study. The impressive 26ft kitchen/breakfast room has a central island room, a dining area with fitted seating and a range of fitted appliances, as well as being served by a separate utility room. The living accommodation is further complimented a family room. Upstairs, the galleried landing gives access to 4 double bedrooms, all with built-in wardrobes and all served by a refitted bathroom with a walk-in shower and separate bath.



150ft frontage



Outside

The property is approached by a 150ft private driveway and leads to a double garage. The secluded plot extends to 0.44 of an acre and has a full width patio leading to the garden, with a lawn area surrounded by mature trees and shrubs. The gardens back towards Camberley Heath Golf Course.

Location

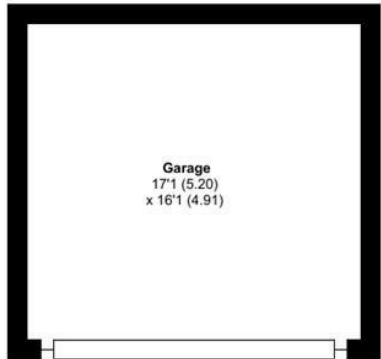
The property is situated in a favoured residential road within the Copped Hall Estate and gives access to excellent school including Tomlinscote and Ravenstone. The commuter has convenient access to the M3 and beyond, making ideal for those commuting by road. The property is also a short drive from Camberley 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 closeby .



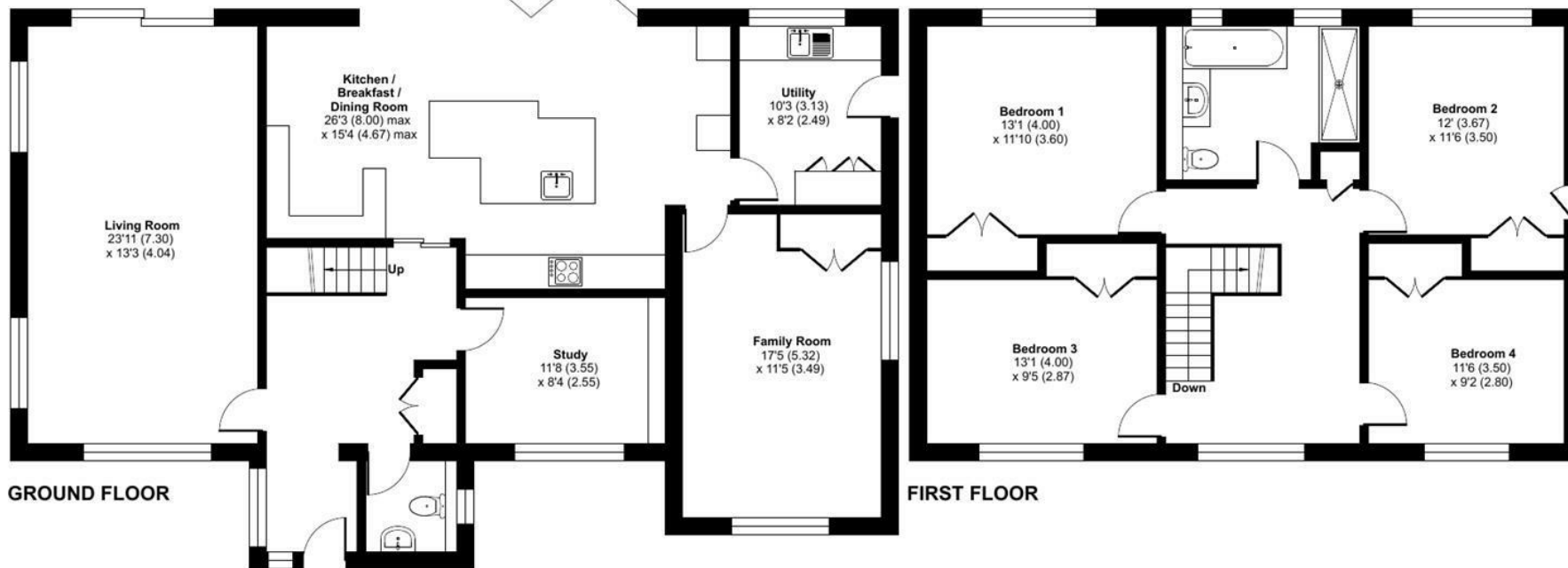
Azalea Way, Camberley, GU15

Approximate Area = 2170 sq ft / 201.5 sq m
 Garage = 275 sq ft / 25.5 sq m
 Total = 2445 sq ft / 227 sq m

For identification only - Not to scale



GARAGE



GROUND FLOOR

FIRST FLOOR

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		70	75
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Waterfords. REF: 1483291



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