



Crosby Hill Drive | Camberley | Surrey | GU15 3TZ

Price Guide £950,000 Freehold

Waterfords W
Residential Sales & Lettings

Crosby Hill Drive | Camberley
Surrey | GU15 3TZ
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Situated in a popular and established residential road, this well proportioned 4 bedroom home enjoys a secluded plot approaching 0.2 of an acre and benefits from 3 reception rooms.

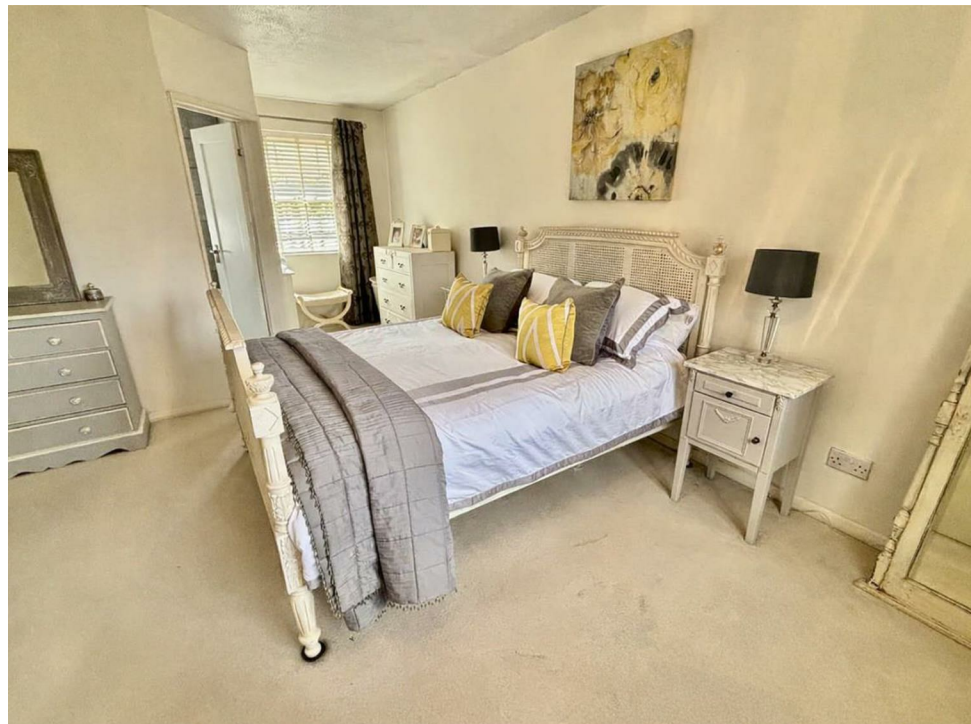
- 4 double bedrooms
- 20ft iving room
- Study/Family room
- Secluded garden
- Ensuite shower room
- Dining room
- Double Garage
- Utility room

Accommodation

This established family home is approached by a spacious entrance hall with a downstairs cloakroom. The triple aspect living room has French doors to the garden, and the neighbouring dual aspect dining room has a casement door to the garden and immediately adjacent to the rear aspect kitchen fitted with a good range of kitchen cabinets, a range of integrated appliances and a breakfast bar, the kitchen is complimented by a separate utility room with access to the garden and garage. The living accommodation also benefits from a family room/study. Upstairs, the landing leads to 4 double bedrooms, the principal bedroom has a range of wardrobes and an ensuite shower room, the remaining bedrooms are served by a bathroom.



5th of an
acre plot



Outside

The property is approached by a sweeping shingle driveway with a turning point bordered by wide expanse of lawn, the driveway leads to a double garage. To the rear a full width patio leads to a level lawn bordered by mature laurel and conifer hedging, the whole enjoying a secluded outlook and the overall plot extends to approximately a fifth of an acre.

Location

Camberley is ideally situated thirty-five miles southwest of central London on the A30 and within easy access of junctions 3 & 4 of the M3 motorway. There are regular trains from London to Camberley and fast trains from Farnborough to Waterloo (45 minutes). Camberley offers a good variety of high street retailers and The Atrium complex has a nine-screen cinema, bowling alley, health & fitness club, cafés and restaurants, whilst nearby The Meadows has superstores including Marks and Spencer and Next. Camberley Heath Golf Course offers excellent facilities along with Camberley Cricket Club and the Camberley Theatre. There is a wide range of well-respected schools in both the state and private sectors. The property has easy access to green spaces including Barossa Nature Reserve.



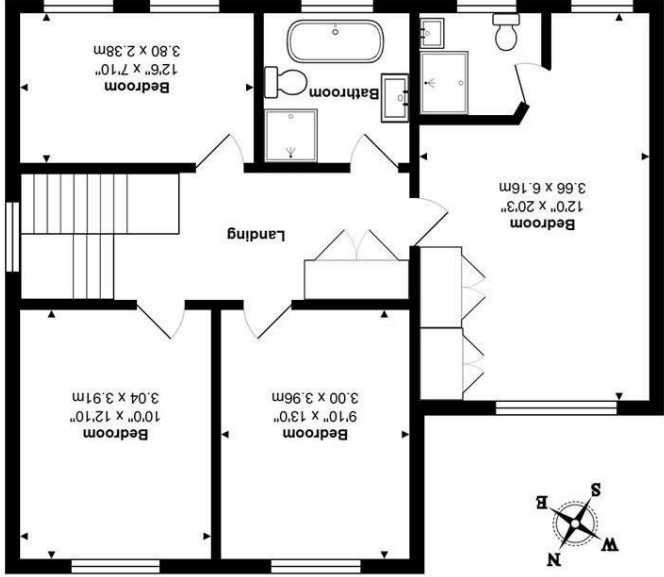
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Energy Efficiency Rating	
Current	Maximum
55	63
Very energy efficient - lower running costs (92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(48-54) E	
(21-47) F	
(1-20) G	
Not energy efficient - higher running costs (1-20) G	
EU Directive 2002/91/EC England & Wales	



All measurements are approximate and for display purposes only

Area: 2006 ft² ... 186.3 m²



45, Crosby Hill Drive, Camberley, GU15 3TZ

