



Heatherdale Road | | Camberley | GU15 2LR

Price Guide £750,000 Freehold

*Waterford's* W  
Residential Sales & Lettings

Heatherdale Road |  
Camberley | GU15 2LR  
Price Guide £750,000

This character cottage enjoys a secluded garden and offers flexible accommodation over 2 floors. Located in a highly regarded residential road conveniently located for Camberley Town Centre and railway station. No onward chain.

- Character cottage
- Secluded gardens
- Conservatory
- Convenient location
- 3 bedrooms
- 2 reception rooms
- Two garages
- Opportunity to extend

### Accommodation

This charming stable cottage is brought to the market for the first time in 45 years, and was converted in the early 1900s and benefits from many character features. The front door opens into an entrance porch and the entrance hall with the original Victorian staircase leading to the first floor has storage underneath, the triple aspect living room has a feature brick hearth with an open fireplace and patio doors lead to the double glazed conservatory with French doors opening to the garden. The living accommodation is further complimented by the dining room with French doors opening to the garden, and the dual aspect kitchen has a good range of kitchen cabinets complimented by Corian worksurfaces, a casement door leads to the side. Continuing on the ground floor, a dual aspect bedroom has built-in wardrobes and French doors to the garden, this is served by a large ground floor bathroom with a separate shower cubicle, bidet, WC and a sink. On the first floor, are two dual aspect double bedrooms, one with a range of built-in wardrobes and hand wash basin, the second bedroom has a range of built-in cupboards and eaves storage cupboard, casement doors give access to a balcony and there is an opportunity to create a rooftop terrace. Both first floor rooms are served by a cloakroom.



No onward chain



## Outside

The property is approached with an 'in and out' driveway leading to two single detached garages. A wrought iron gate gives access to the rear garden with pathway leading onto a level lawn, the whole enclosed by mature conifer hedging and dispersed by variety of rhododendrons and flowering shrubs, in the corner is a feature Japanese maple and the garden enjoys a secluded outlook. To the side of the property is a courtyard providing useful storage for bins.

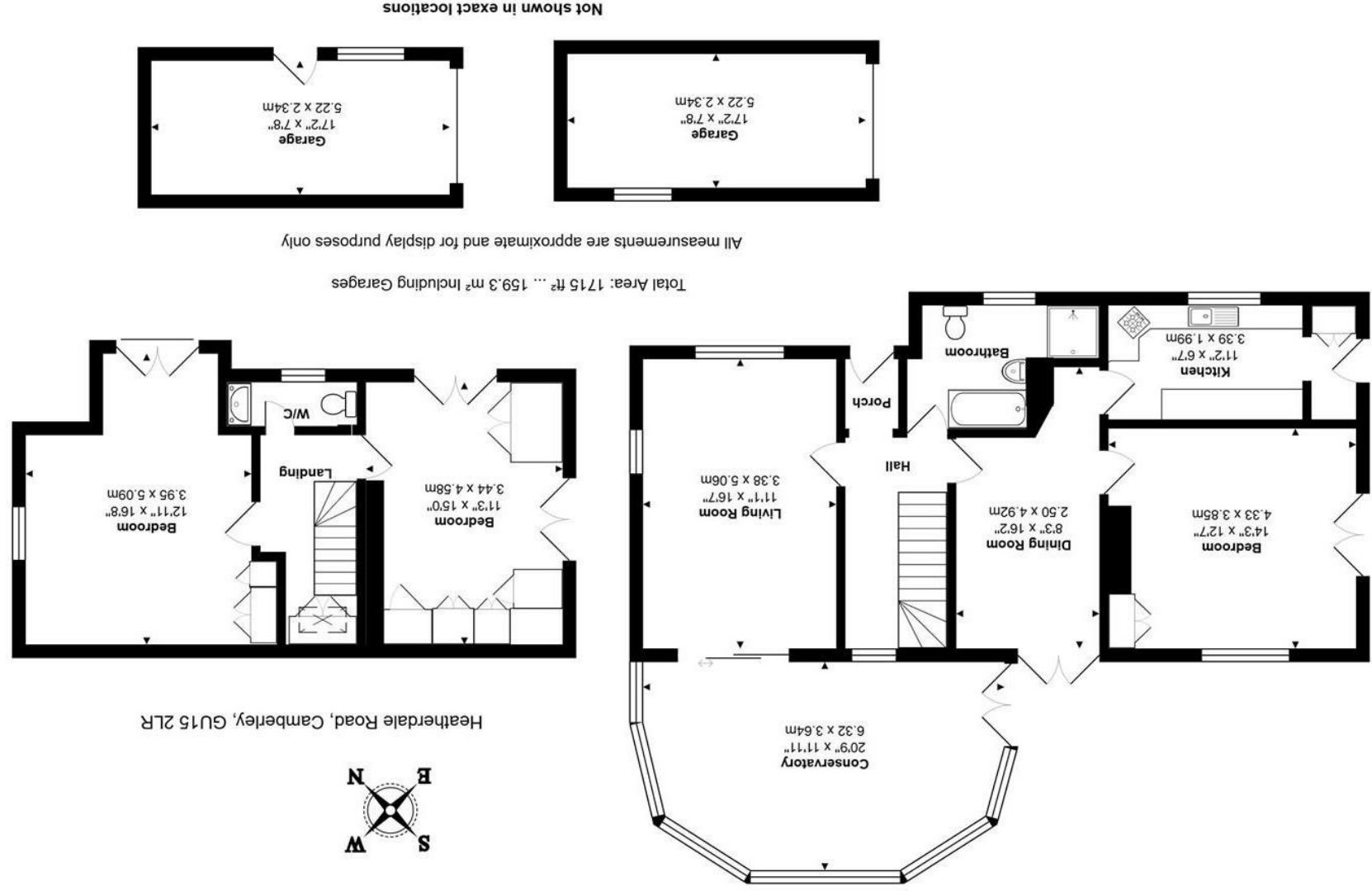
## Location

The property is situated in one of Camberley's premier locations and is within easy reach of Camberley Town centre with a good selection of shops, restaurants and the Atrium complex. The area has sought after schools and the train station and bus services give access to Ascot and the South Coast. There is also easy access to the A30 & M3 motorway with various routes into London and the South coast.



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Energy Efficiency Rating	
Current	Target
71	63
Very energy efficient - lower running costs (93-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G (0) H	
Energy efficient - higher running costs (1-20) G	
England & Wales 2002/91/EC EU Directive	



Total Area: 1715 ft<sup>2</sup> ... 159.3 m<sup>2</sup> Including Garages

All measurements are approximate and for display purposes only

Not shown in exact locations