



Crawley Hill | | Camberley | GU15 2BZ

Price Guide £900,000 Freehold

Waterfords W
Residential Sales & Lettings

Crawley Hill |
Camberley | GU15 2BZ
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Brought to the market for the first time in 50 years, this attractive 1930's five bedroom detached home occupies a 1/4 acre plot and has a secluded south facing garden.

- 1920's detached
- 2 reception rooms
- Utility room
- Double garage
- Five bedrooms
- Kitchen/breakfast room
- Secluded garden
- Driveway

Accommodation

This attractive 1930's home enjoys many original features and the front door open to a spacious entrance hall, the 20ft dual aspect living room has a feature fireplace and has French doors to the garden. Adjacent is the rear aspect dining room and the kitchen/breakfast room is served by a good sized utility room. The property could be extended to create an amazing 3-zone kitchen/sitting/breakfast room, subject to the necessary consents. Upstairs, the five well proportioned bedrooms are served by a refitted family bathroom.



Secluded garden



Outside

The property is approached by a driveway with a turning point, this leads to two garages. The secluded south facing garden has a full width patio leading to a level lawn and attractive established borders. A side courtyard area access from the utility room gives access to outside storage and a gardeners WC. The overall plot extends to in excess of 1/4 of an acre.

Location

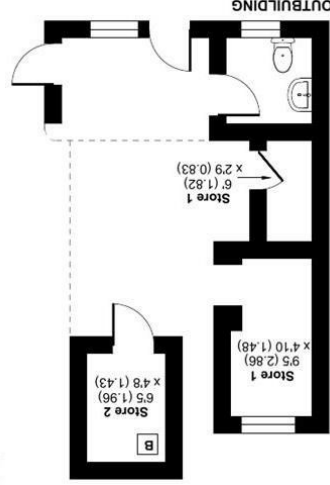
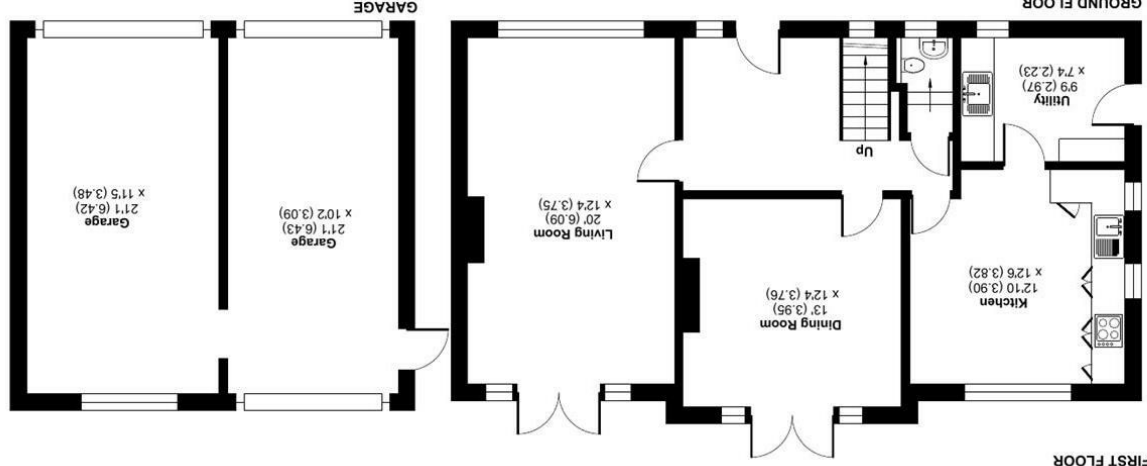
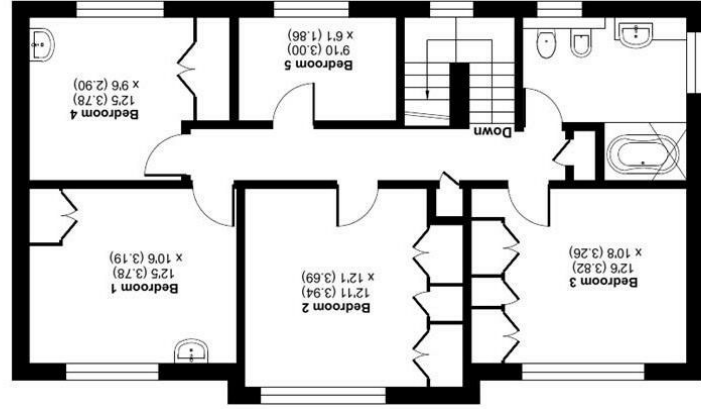
The property is conveniently located close to excellent local schools, including Prior Heath Infant School, Crawley Ridge Infant & Junior Schools, Ravenscote Junior School, and Collingwood Secondary School, all within walking distance. Camberley is ideally situated 35 miles southwest of central London on the A30, with easy access to junctions 3 and 4 of the M3 motorway. Regular trains run from London to Camberley, with fast trains from Farnborough to Waterloo taking just 45 minutes. Camberley offers a variety of high street retailers, and The Atrium complex includes a nine-screen cinema, bowling alley, health & fitness club, cafés, and restaurants. Nearby, The Meadows features superstores including Marks and Spencer and Next. Additionally, Camberley Heath Golf Course, Camberley Cricket Club, and the Camberley Theatre provide excellent recreational facilities.



Crawley Hill, Camberley, GU15

Approximate Area = 1636 sq ft / 151.9 sq m
 Garage = 465 sq ft / 43.1 sq m
 Outbuilding = 118 sq ft / 10.9 sq m
 Total = 2219 sq ft / 205.9 sq m

For identification only - Not to scale



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Energy Efficiency Rating	
Current	Potential
77	89
Very energy efficient - lower running costs	
Very energy efficient - higher running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
EU Directive 2002/91/EC	
England & Wales	

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