



Chatsworth Heights | Camberley | Surrey | GU15 1NH

Price Guide £775,000 Freehold

*Waterfords* W  
Residential Sales & Lettings

Chatsworth Heights | Camberley  
Surrey | GU15 1NH  
Price Guide £775,000

This well presented 4 bedroom Charles Church home has been extended to provide 3 reception room, all overlooking the secluded south facing garden. The home is situated in a popular residential road conveniently located for local schools and easy access to Camberley Town Centre.

- Charles Church home
- 3 reception rooms
- Utility room
- Secluded 80ft garden
- 4 bedroom
- Kitchen
- Ensuite shower room
- Driveway and garage

### Accommodation

This well presented home built by Messrs Charles Church is approached by a spacious hallway with a downstairs cloakroom and understairs cupboard. The extended living accommodation includes a dual aspect living room with feature fireplace, a rear aspect family room and a sitting/dining room, which is accessed from the kitchen, this has a good range of oak fronted units and is served by a large utility room. Upstairs, the 4 bedrooms are served by an ensuite shower room and a family bathroom.



Southerly facing  
garden



## Location

Situated in an established and sought after road in Camberley, this home benefits from easy access to local schools. The commuter has convenient access to the M3 and beyond, making it ideal for those commuting by road. The property is within easy reach of 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 close.

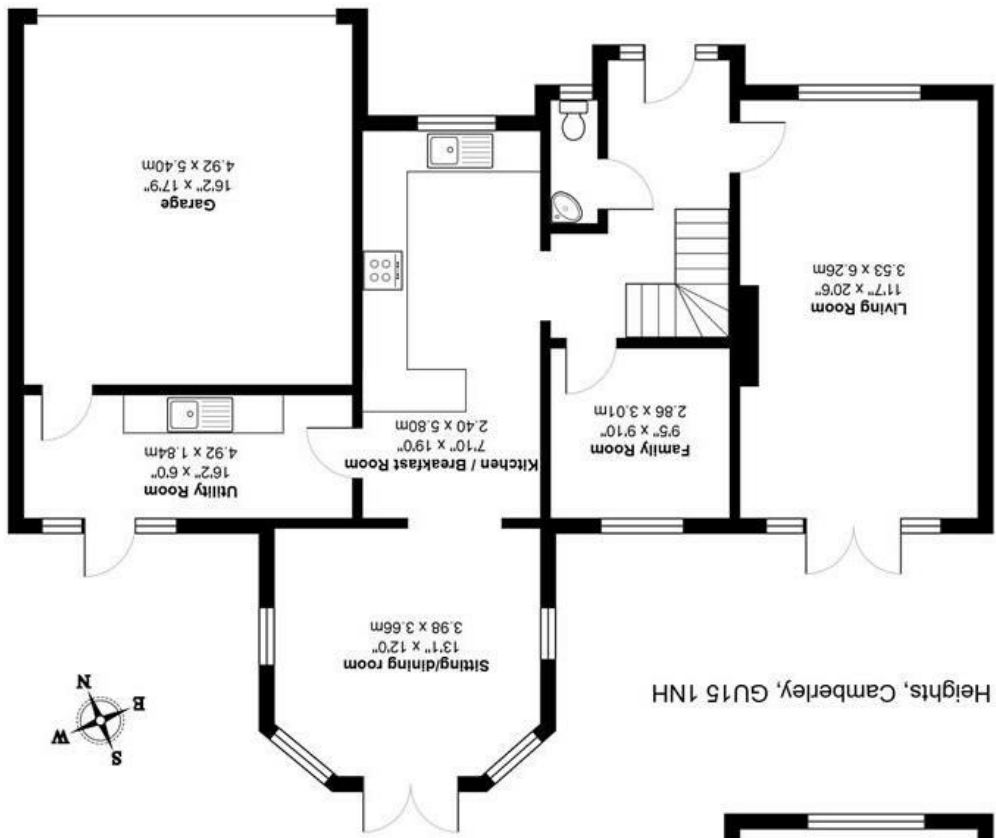
## Outside

The property is approached by a driveway with parking leading to the double garage, the front garden is laid with artificial grass and a timber gate gives access to the secluded rear garden that extends to approximately 80ft. A full width patio leads to a southerly facing garden laid to lawn, bordered by timber fencing and enjoying a secluded outlook.



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Energy Efficiency Rating	
Current	Potential
82	82
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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