



Youlden Drive | | Camberley | GU15 1AL

Offers Over £800,000 Freehold

Waterfords W
Residential Sales & Lettings

Youlden Drive |
Camberley | GU15 1AL
Offers Over £800,000

A well presented Charles Church home offering 4 bedrooms and 3 reception rooms, a 18ft kitchen/breakfast room with a separate utility room. No onward chain.

- 4 bedrooms
- 3 reception rooms
- non overlooked garden
- Cul-de-sac
- Ensuite shower room
- 18ft kitchen/breakfast room
- Double garage
- No onward chain

Accommodation

This well presented Charles Church constructed home is approached by the entrance hall with a downstairs cloakroom and opens to 3 reception rooms, the dual aspect living room has a feature fireplace and French doors opening onto the garden. Double doors lead to the rear aspect dining room and the living accommodation is further complemented by a study with a range of fitted furniture, the kitchen/breakfast is fitted with an excellent range of shaker styled cabinets with contrasting quartz worksurfaces, a range of integrated appliances and a separate utility, with doors to the garden and double garage. Upstairs, the principle bedroom has a range of wardrobes and an ensuite shower room, the remaining 3 bedrooms, all with built-in wardrobes are served by a family bathroom. The property has lapsed planning consent to extend to increase the living accommodation, plans are available by request.



No onward chain



Outside

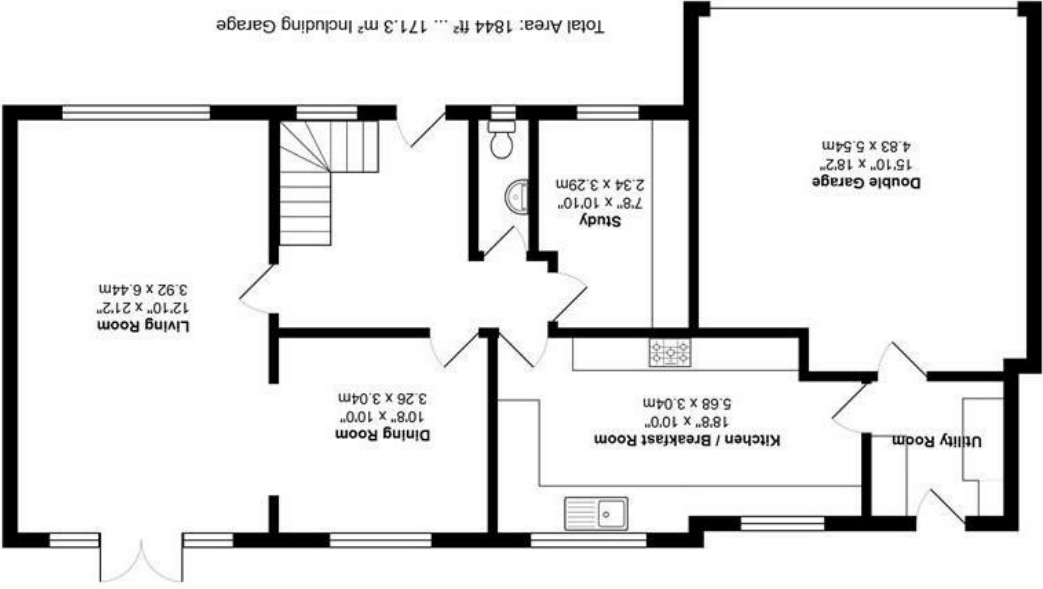
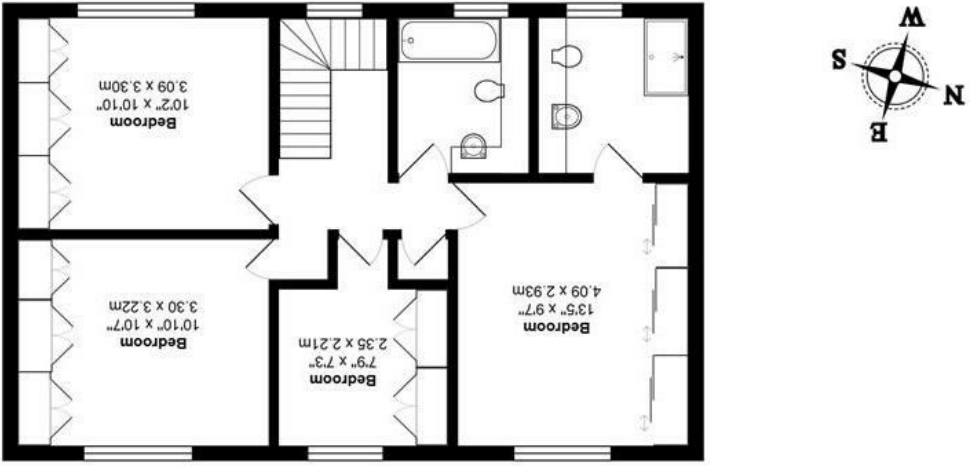
The property is set back from the road and has a driveway with parking for several cars leading to the double garage with an automatic electric door. The rear garden has a level and non overlooked garden with a patio area and raised flower beds and evergreen borders, a gate gives access to the front.

Location

Situated in a well regarded area of Camberley, with Southcote Park and Prior Heath School only a short distance away. The property offers easy access to Camberley Town Centre, and well positioned for outstanding schools including Prior Heath, Ravenscote and Tomlinscote and transport links with excellent connections to major road links including M3 and M25.



Youlden Drive, Camberley, GU15 1AL



Total Area: 1844 ft² ... 171.3 m² Including Garage
 All measurements are approximate and for display purposes only

Energy Efficiency Rating	
Current	Target
76	65
Very energy efficient - lower running costs A (92 pts)	
B (81 pts)	
C (69 pts)	
D (55 pts)	
E (39 pts)	
F (21 pts)	
G (13 pts)	
Not energy efficient - higher running costs (1-99)	
England & Wales EU Directive 2002/91/EC	

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