



Waverley Drive, Camberley

GUIDE PRICE £1,250,000



Waverley Drive, Camberley

An exceptional five-bedroom detached family home recently finished to a high standard, creating superb versatile accommodation suited to modern family living. Set on approximately one third of an acre, on a sought after tree lined road it benefits from attractive mature front and back gardens with an in-and-out driveway. The house is within a catchment area for excellent schools, with parks, green spaces and woodland walks nearby. With convenient access to Camberley town centre, local amenities, entertainment and transport links.

FEATURES

Attractive entrance and driveway with parking for multiple cars and charging point
Annex area ideal for multi-generational families
Private and secluded garden with mature shrubs and patio ideal for entertaining
In school catchment area for Crawley Ridge, The Grove and Tomlinscote
Well positioned for prestigious independent schools, with school bus services available on selected routes
0.9 miles to Camberley town centre, bus and train station with direct links to Waterloo and Heathrow
4.3 miles to Farnborough mainline station, trains direct to Waterloo from 36 mins & Guildford in 17 mins
Football, rugby, cricket clubs and sports centres all within 2 miles
Easy reach of A30, M3, M4, mainline stations, Heathrow & Gatwick
5 star hotels, spas, restaurants and golf clubs nearby
Band G – Surrey Heath Borough Council

ACCOMMODATION

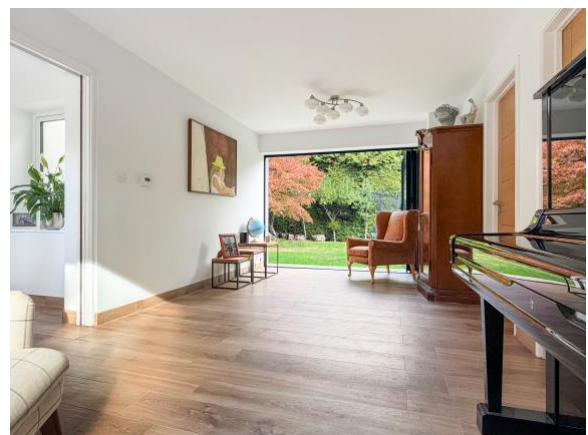
Entrance Hall
Wraparound Kitchen, Dining Area and Lounge
Playroom
Utility Room
Shower Room
Family / Music Room
2 x Studies
Master Bedroom with built in wardrobes and en-suite
4 Further Bedrooms
Family Bathroom

OUTSIDE

Front driveway for multiple cars with electric charging point
Front Garden, well maintained with mature trees and shrubs
Well maintained back garden with mature trees and shrubs
Patio with seating area, ideal for entertaining
Grass area for children to play and relaxing

EPC RATING

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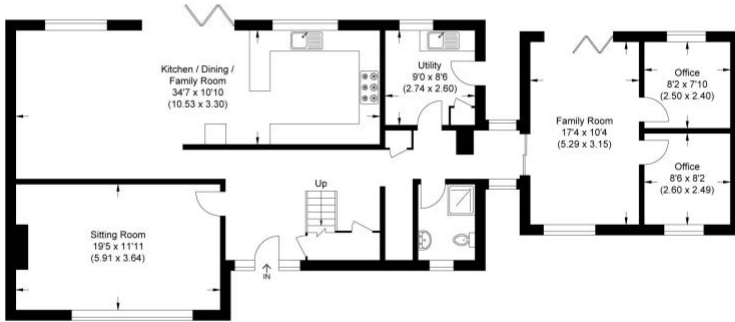




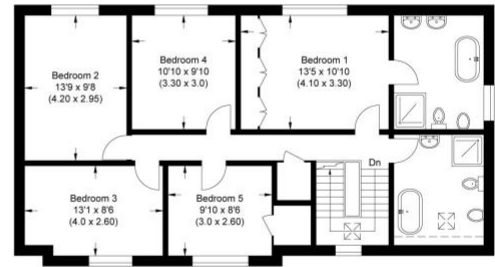
Approximate Gross Internal Area
211.50 sq m / 2276.56 sq ft



Denotes Restricted
Head Height



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU15 2DJ**



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