



Moorlands Road | | Camberley | GU15 3AF

Price Guide £425,000 Freehold

Waterfords W
Residential Sales & Lettings

Moorlands Road |
Camberley | GU15 3AF
Price Guide £425,000

This attractive two bedroom semi-detached Victorian home, has been extended to the rear and enjoys a larger than average kitchen/breakfast room opening to the south facing secluded rear garden.

- Victorian semi-detached
- Two double bedrooms
- Modern kitchen/breakfast room
- South-Facing rear garden room
- Large modern bathroom
- Convenient location
- Downstairs cloakroom
- Popular no through road

Description

The well appointed Victorian home is approached by the entrance hall and opens to the 25ft living/dining room, it enjoys a bay window and an open fireplace with original cast iron fire surround, and the dining area have views to the garden. The extended kitchen has an excellent range of cabinets and the room enjoys a dual aspect and access to a downstairs cloakroom. Upstairs the two double bedrooms are served by an excellent sized bathroom with a bath and a separate walk-in shower cubicle.



Extended
accomodation



Outside

The rear garden enjoys a secluded south facing aspect and benefits from new fencing, two patio areas are surrounded by lawn which the present owner having created a wildflower garden for nature and bees.

Location

Located within easy reach of Camberley Town Centre with highly regarded schools just a short distance away as well as many popular leisure facilities such as Camberley Leisure Centre and Watchetts Park. The property is conveniently located for the A30, High Street and the Atrium with a wealth of shops and restaurants, along with Camberley Train station within walking distance. commuting via car is also easy from this property with the M3 and M4 located a short drive away.

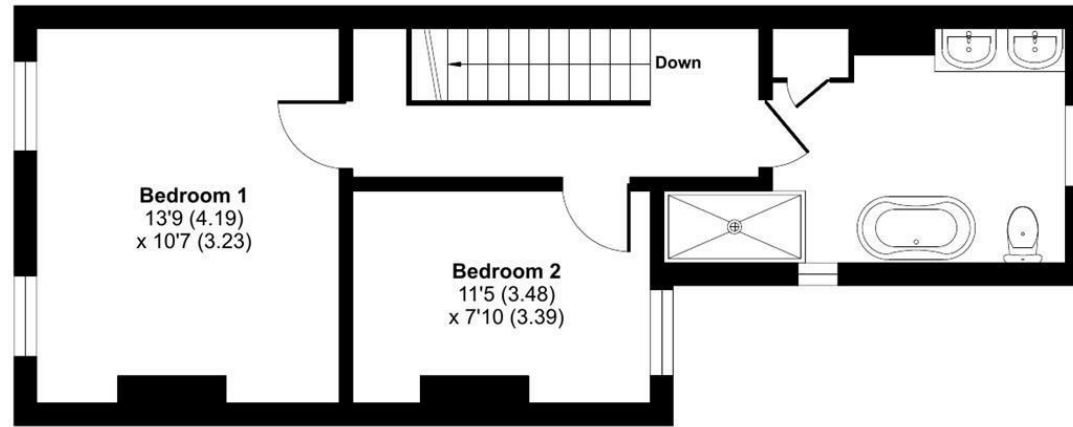




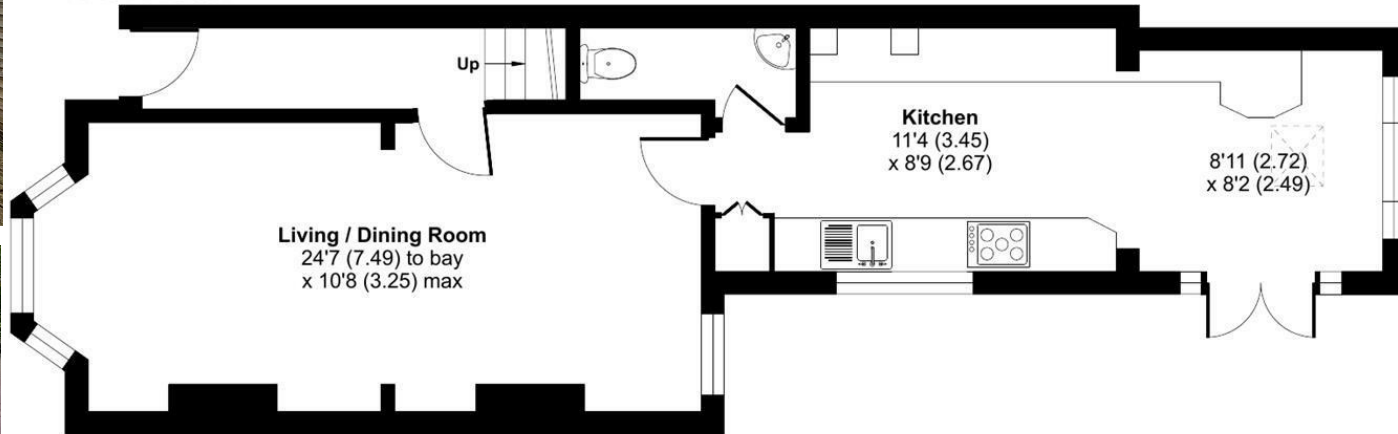
Moorlands Road, Camberley, GU15

Approximate Area = 995 sq ft / 92.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Waterfords. REF: 1130164



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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