



Golf Drive | | Camberley | GU15 1JG

Offers In The Region Of

£450,000

*Waterfords* W  
Residential Sales & Lettings

Golf Drive |  
Camberley | GU15 1JG  
Offers In The Region Of

Set in an enviable position adjacent to Camberley Heath Golf Club, this Berkeley built home has undergone significant improvements in recent years with the 3 generous reception rooms centring around the impressive kitchen/breakfast room. The property provides 2,500 sq. ft of living accommodation and enjoys a secluded garden. No onward chain.

- 5 bedrooms
- Impressive refitted kitchen
- Low maintenance garden
- Utility room
- 3 reception room
- 1/3 of an acre plot
- 3 bathrooms
- Double garage

## Accommodation

Originally constructed by Berkeley Homes in 2002, this impressive home is located in a private road adjacent to Camberley Heath Golf Club. The entrance hall opens to the dual aspect living room with a feature open fireplace and has French doors to the garden, the two further reception rooms are of generous proportions, with the rear aspect sitting room overlooking the garden and open plan to the impressive and refitted Schmidt kitchen. The kitchen/breakfast benefits from a large central island unit and an excellent range of kitchen cabinets complemented by stylish quartz worksurfaces and a range of integrated appliances. Adjacent is the utility room giving access to the garden and garage. Upstairs, the galleried landing leads to 5 well proportioned bedrooms served by two ensuite bathrooms and a family bathroom.



Secluded  
location



## Outside

The property is approached by a private shingled driveway with a turning point and brick pavia driveway that leads to the double garage. A pathway leads to the front door and a timber gate to the rear garden. The rear garden has a full width patio leading to a level lawn and enclosed by evergreen planting and provides a secluded outlook. The gardens are low maintenance with artificial lawn with a central feature, summer house and timber garden store.

## Location

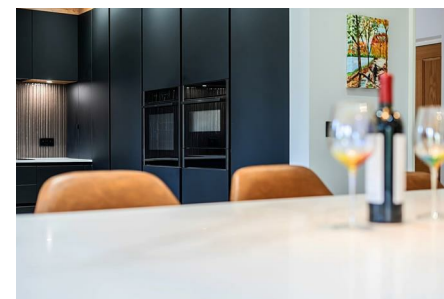
Situated in a highly regarded area of Camberley, just a short walk from Camberley Heath Golf Club is this impressive five-bedroom detached family home. This property offers easy access to a range of amenities, including outstanding schools, shops, parks, and transport links. With excellent connectivity to major road links providing options for daily commuting and leisure pursuits are within easy reach.







1/3 acre plot



# Golf Drive, Camberley, GU15

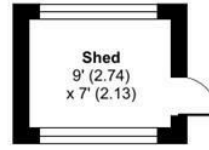
Approximate Area = 2532 sq ft / 235.2 sq m

Garage = 338 sq ft / 31.4 sq m

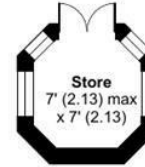
Outbuilding = 108 sq ft / 10 sq m

Total = 2978 sq ft / 276.6 sq m

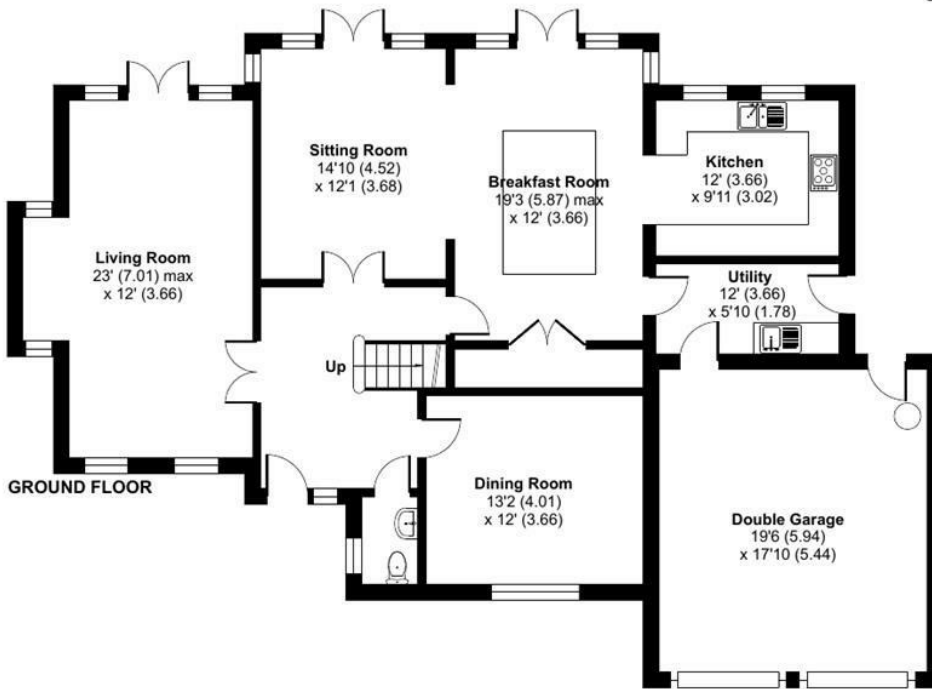
For identification only - Not to scale



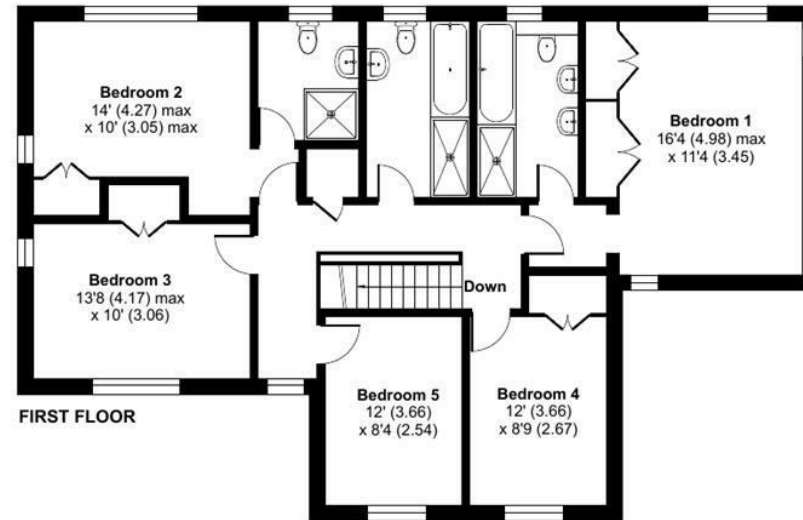
OUTBUILDING 1



OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		71
(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	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Waterfords. REF: 1405035



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