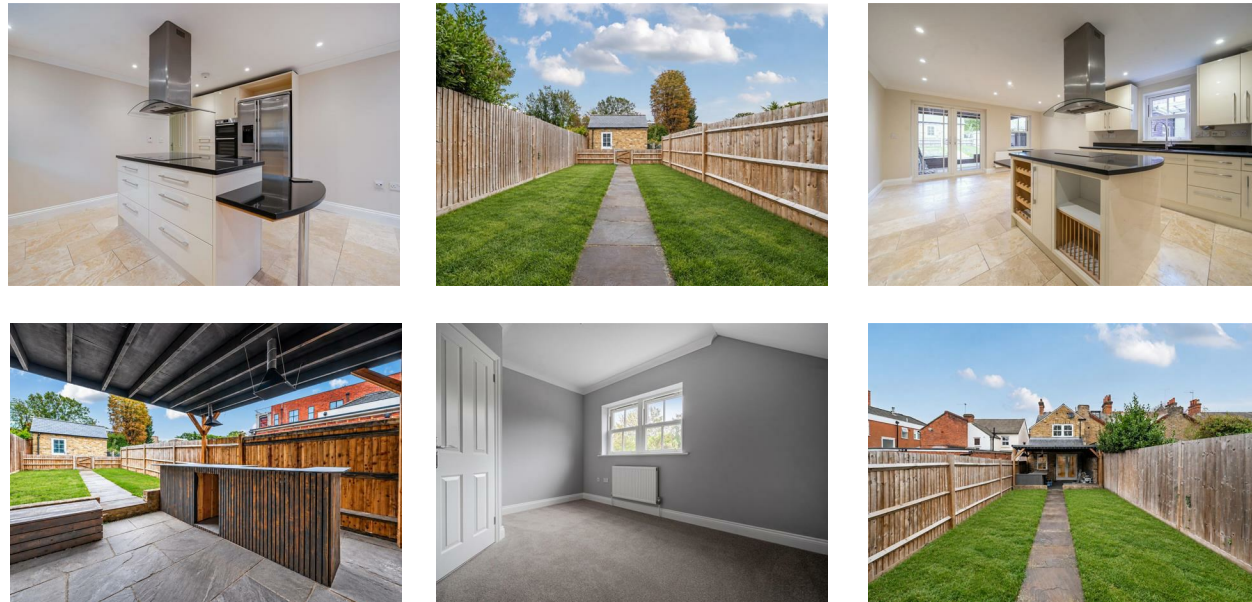
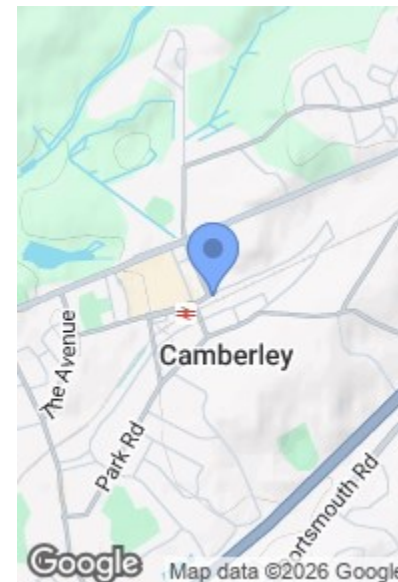
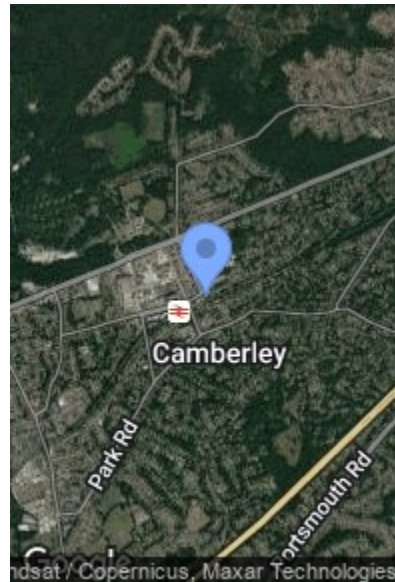
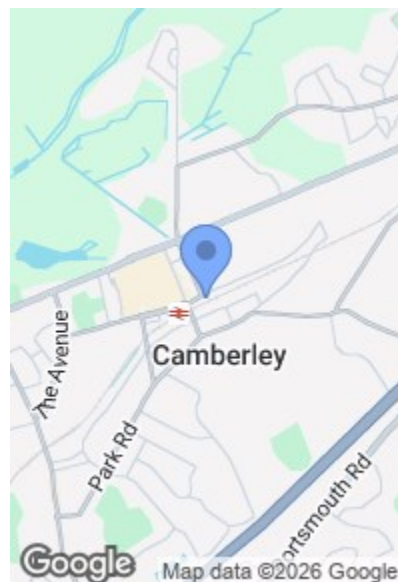




ROAD MAP

HYBRID MAP

TERRAIN MAP

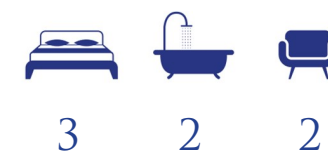


PORTESBERY ROAD, CAMBERLEY GU15  
GUIDE PRICE £475,000

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





## MAIN FEATURES

- Three-bedroom Victorian home
- Kitchen/Breakfast room with integrated appliances
- Master Bedroom with Ensuite
- Two Spacious Reception Rooms
- No Onward Chain
- Driveway Parking with a Garage

## FULL DETAILS

### Entrance Hall

Enter via front door, tiled flooring and staircase leading to the first floor. Doors leading to the reception room and kitchen/breakfast room.

### Reception Room

Front aspect, feature bay window, tiled flooring, neutrally decorated and spotlights

### Dining Room

Rear aspect, tiled flooring, neutrally decorated and spotlights.

### Kitchen/ Breakfast Room

Range of base and eye level units with contrasting work surfaces, central island with inset hob and extractor hood above. Built-in double oven, American-style fridge/freezer, inset sink with mixer tap and breakfast bar. Tiled flooring, spotlights, rear aspect window and French doors leading to the rear garden.

### First Floor Landing

Carpeted flooring, staircase leading to the ground floor and doors providing access to bedrooms and bathroom

### Bedroom one

Rear aspect, double bedroom, carpeted flooring, neutrally decorated and door leading to en suite.

### Ensuite

Shower cubicle, low level WC and wash hand basin with storage below. Tiled walls and tiled flooring.

### Bedroom Two

Front aspect, spacious double bedroom, two windows, carpeted flooring and neutrally decorated.

### Bedroom Three

Side aspect, carpeted flooring and neutrally decorated.

### Bathroom

Bath with shower attachment, low level WC and wash hand basin with storage below. Tiled walls, tiled flooring and skylight.

### To The Front

Entrance directly from Portesbery Road with pathway leading to the front door.

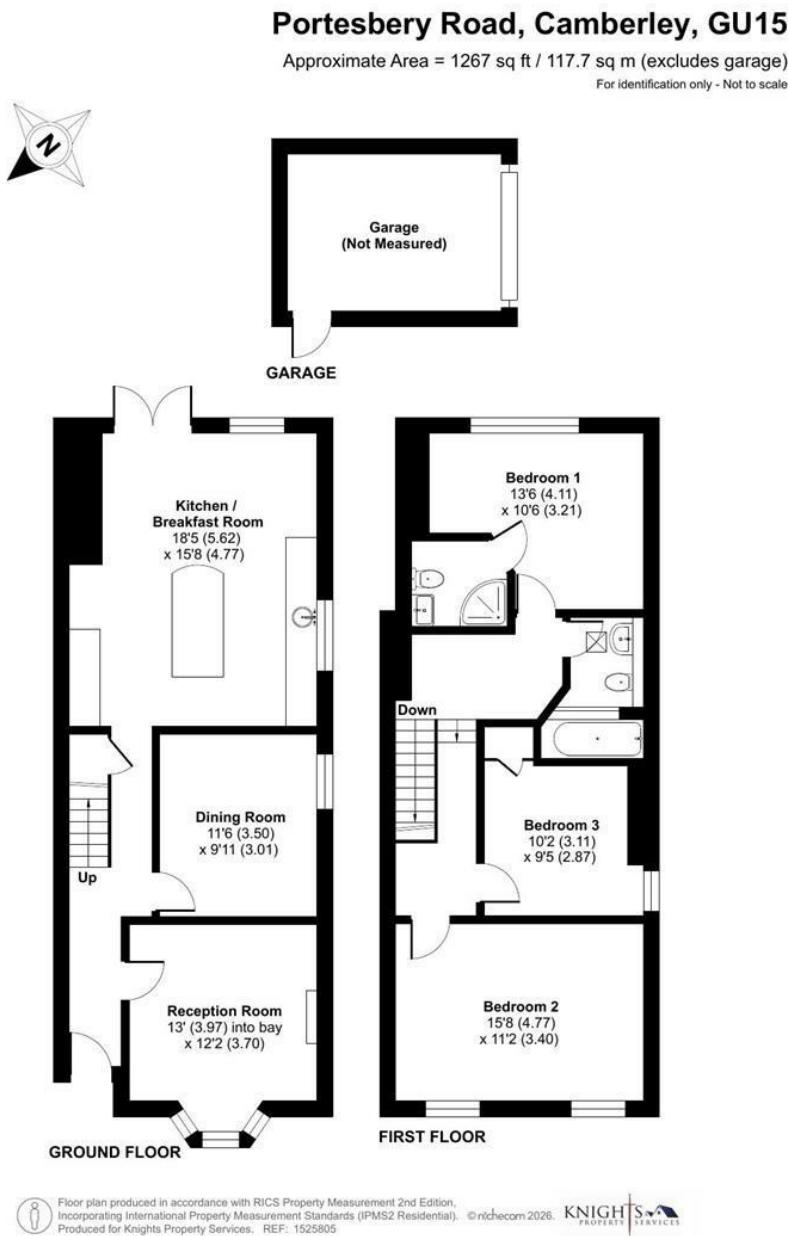
### To The Rear

Enclosed rear garden, mainly laid to lawn with paved pathway leading to the rear. Covered patio area with timber pergola, built-in bar and paved flooring. Gated access to the detached garage.

### Garage

Detached brick-built garage with up-and-over door and additional side access door. Gravelled area to the side.

## FLOORPLAN



## PORTESBERY ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES- NO ONWARD CHAIN Victorian charm, beautifully presented interiors and the rare advantage of driveway parking and a private garage, this appealing three-bedroom home brings together comfort, character and town-centre convenience. Two spacious reception rooms provide plenty of space to unwind or entertain, while the bright kitchen/breakfast room, complete with integrated appliances, offers a welcoming setting for everyday meals and relaxed mornings. Upstairs, the principal bedroom benefits from its own en suite shower room, with a stylish family bathroom serving the remaining two bedrooms. Well-maintained gardens to the front and rear add to the home's appeal, offering outdoor space to enjoy alongside all the benefits of its central location. A wonderful opportunity for buyers seeking period character with the ease of contemporary living.