

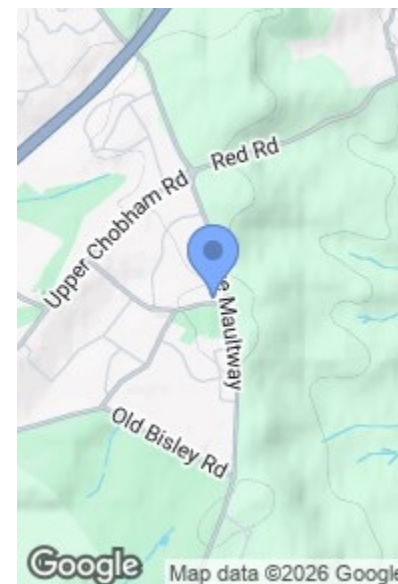
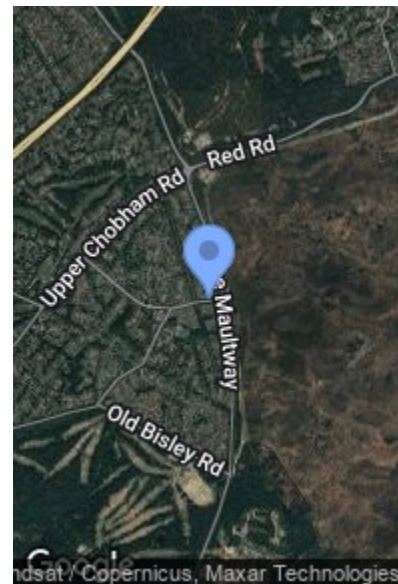
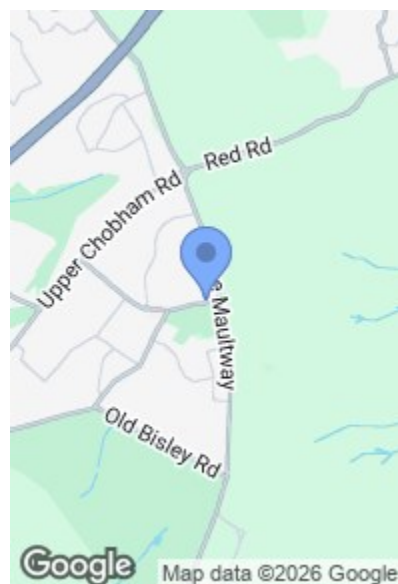


CUMBERLAND ROAD, CAMBERLEY GU15
OFFERS IN EXCESS OF £600,000

ROAD MAP

HYBRID MAP

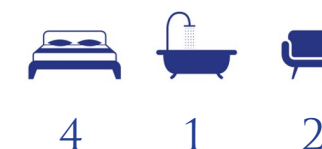
TERRAIN MAP



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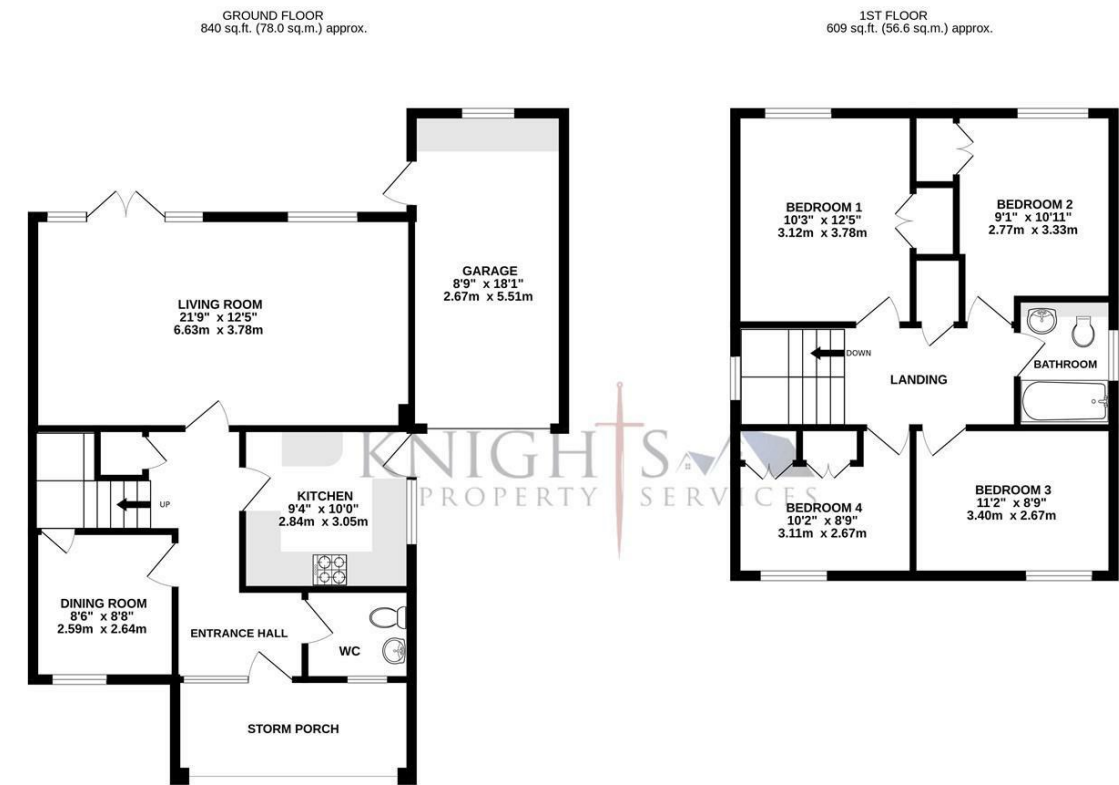


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		86
B	(81-90)		
C	(69-80)		
D	(55-68)		62
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





FLOORPLAN



MAIN FEATURES

- No Onward Chain
- Very Well Presented Home
- Ample Driveway Parking
- Very Well Maintained Garden
- Close To Local Amenities, Park & Woodlands
- Detached Property
- Four Well-Proportioned Bedrooms
- Two Reception Rooms
- Close To Well Regarded Schools
- Prime Position

FULL DETAILS

Entrance Hall

Enter via door, understairs storage and laminate flooring.

WC

Wash hand basin with storage below, low level WC and laminate flooring.

Dining Room

Front aspect and carpet flooring.

Kitchen

Range of solid wood units, sink, electric hob, extractor hood, oven and space for; dishwasher, washing machine and fridge/freezer. Tiled flooring and door leading to the driveway.

Living Room

Carpet flooring and French doors leading to the garden.

First Floor Landing

Cupboard and carpet flooring.

Bedroom One

Rear aspect, wardrobe and carpet flooring.

Bedroom Two

Rear aspect, wardrobe and carpet flooring.

Bedroom Three

Front aspect and carpet flooring.

Bedroom Four

Front aspect, wardrobes and carpet flooring.

Bathroom

Bath with shower, low level WC, wash hand basin, storage, vanity mirror, heated towel rail, tiled walls and laminate flooring

To The Front

Ample driveway parking. Very well maintained front garden with mature planting. Access to the;

Garage

Up and over door.

To The Rear

Mainly laid to lawn with patio area, surrounded by established planting. Gate leading to the front of the property.

Council Tax

Band E.

Owner's Additional Comments

Practical benefits include an abundant natural environment literally on the doorstep of this home for walks including down the beautiful Wellingtonia Avenue. The generous size of the plot offers plenty of scope for further extension STPP. Internal inspection is highly recommended to fully appreciate all the potential that this home offers.

TOTAL FLOOR AREA: 1449 sq.ft. (134.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CUMBERLAND ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** Originally constructed as the development's show home, this property occupies a prime position on a larger-than-average plot, notably deeper than it is wide — a feature that initially attracted the current owners. The home offers excellent curb appeal with a gabled porch, attractive brick façade and well maintained frontage, complemented by a generous front lawn and mature planting. A private driveway provides ample off-road parking and leads to a single garage. The bright and welcoming entrance hall creates an immediate sense of space, with useful understairs storage. A particularly spacious WC, fitted with a white suite and vanity storage, offers potential to convert into a ground floor shower room if desired. To the front, a versatile second reception room—currently used as a dining room—offers flexibility as a study, snug or additional living space. The kitchen is well-appointed with a range of solid wood units, integrated oven and hob and space for further appliances, with side access to the driveway. To the rear, a generous living room forms the heart of the home, featuring large windows and French doors opening onto the garden, creating a light-filled space ideal for both relaxing and entertaining, with room for dining if required. The first floor offers four well-proportioned bedrooms, including a spacious principal bedroom and a second double, both with fitted wardrobes. The remaining bedrooms provide flexibility for family, guests or home working. A modern family bathroom completes the accommodation. The rear garden is a particular highlight—private, mature and designed for low maintenance, with a patio, lawn and established planting. Additional benefits include garage access, a shed and gated side access. Situated on the sought-after Heatherside development, the property is ideally located for well-regarded schools, local shops, green spaces and excellent transport links.