



Queen Mary Avenue | | Camberley | GU15 3BL

£1,800

*Waterfords* *W*  
Residential Sales & Lettings





1, Queen Mary Avenue, Camberley, GU15 3BL



Total Area: 1020 ft<sup>2</sup> ... 94.8 m<sup>2</sup>

All measurements are approximate and for display purposes only

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	



## Description

A beautifully presented three-bedroom detached home, ideally situated within close proximity to local amenities. The ground floor features two spacious reception rooms, offering versatile living and dining spaces, along with a modern kitchen complete with appliances. Upstairs, the property boasts three generously sized bedrooms and a well-appointed family bathroom. Externally, the home is enhanced by a large wrap-around garden, providing ample outdoor space, as well as driveway parking for added convenience. This property is offered on an unfurnished basis.

## Key features

- Three Spacious Bedrooms
- Private Driveway Parking
- Unfurnished & Ready to Move In
- Council Tax Band D
- Detached
- Two Reception Rooms
- Large Wraparound Garden
- EPC D
- 12 month Minimum Let
- Kitchen with appliances



35 Plough Road  
Hampshire  
GU46 7UW  
01276 903006

surreylettings@waterfords.co.uk  
<https://www.waterfords.co.uk/>