



Diamond Ridge | | Camberley | GU15 4LD

Price Guide £550,000 Freehold



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This well presented 3 bedroom detached home enjoys a secluded 90ft rear garden and is conveniently located for Camberley Town Centre and Barossa Common. Planning consent to extend.

- Well presented interiors
- 3 bedrooms
- Modern kitchen
- 90ft secluded garden
- Open plan living accommodation
- Near to Barossa Common
- Driveway and garage
- Refitted bathroom

Accommodation

This well presented detached home has been updated by the present owners. The front door opens to the hallway which is open plan to the living room, this has a front aspect bay window and enjoys a log burning stove. The Dining Room is open plan and has French doors to the garden, the adjacent refitted Kitchen has a good range of cabinets and has a door to the rear. Upstairs, the central landing gives access to 3 good sized bedrooms served by a refitted bathroom with a 'slipper' bath and a separate shower. The property has consent to extend, planning reference 24/1155/FFU



Planning consent
to extend



Outside

The property is approached by a driveway providing parking for 2-3 cars, this leads to the single garage. A small lawn is bordered by a neatly trimmed hedgerow and steps lead to the front door. To the rear is a good sized patio area that opens to the secluded garden that extends to approximately 90ft.

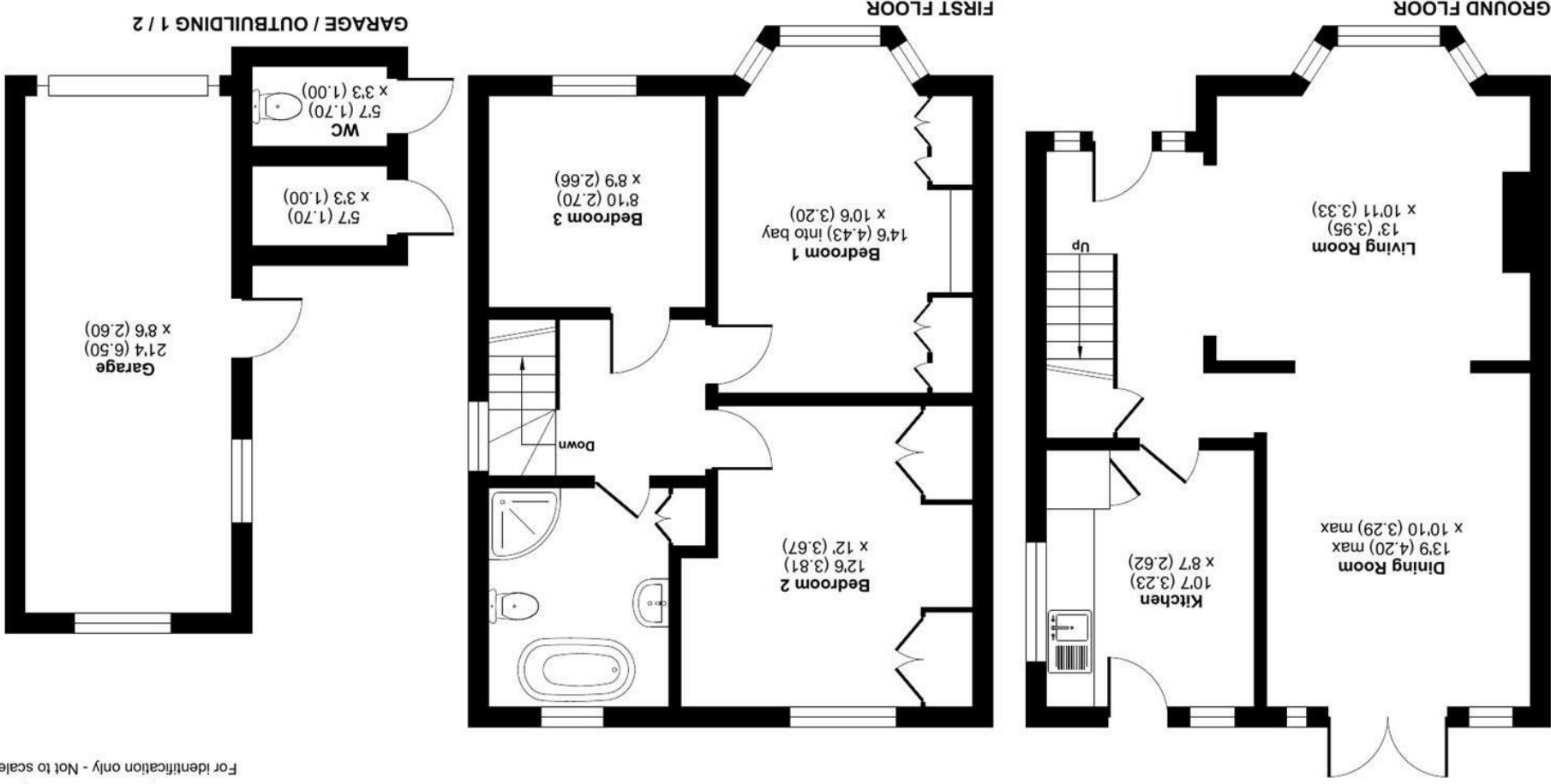
Location

The property has easy access to green spaces including Barossa Nature Reserve and Swinley Forest. Camberley is ideally situated thirty-five miles southwest of central London on the A30 and within easy access of junctions 3 & 4 of the M3 motorway. There are regular trains from London to Camberley and fast trains from Farnborough to Waterloo (45 minutes). Camberley offers a good variety of high street retailers and The Atrium complex has a nine-screen cinema, bowling alley, health & fitness club, cafés and restaurants, whilst nearby The Meadows has superstores including Marks and Spencer and Next. Camberley Heath Golf Course offers excellent facilities along with Camberley Cricket Club and the Camberley Theatre. There is a wide range of well-respected schools in both the state and private sectors.



Diamond Ridge, Camberley, GU15

Approximate Area = 1014 sq ft / 94.2 sq m
Garage = 182 sq ft / 16.9 sq m
Outbuildings = 36 sq ft / 3.3 sq m
Total = 1232 sq ft / 114.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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Energy Efficiency Rating	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(49-54)
F	(41-48)
G	(1-40)
Not energy efficient - higher running costs	
70	
62	

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