



Beaufront Road | | Camberley | GU15 1NF

Freehold

Waterfords 
Residential Sales & Lettings

A beautifully appointed and extended five-bedroom detached home, offering accommodation approaching 3,000 sq ft. Set within a fifth of an acre plot, the property enjoys a secluded southerly facing garden and the benefit of a peaceful cul-de-sac position.

- 32ft kitchen/sitting/dining room
- Dual aspect living room
- Family room
- Five bedrooms
- Family bathroom
- Study
- Two ensuite bathrooms
- 1/5 acre plot

Accommodation

The house is approached via a generous reception hall with cloaks cupboard and downstairs cloakroom. At its heart is a striking 32ft kitchen/sitting/dining room overlooking the rear garden. Recently refitted, the kitchen includes a central island, utility room, and access to a second cloakroom, the garden, and the integral double garage. The sitting area is centred around a feature fireplace, while the dual aspect dining space opens via French doors to the garden. Further living space is provided by a bright dual aspect living room, a rear aspect family room, and a study currently used as a gym. Upstairs, a galleried landing with study area and feature window leads to five well-proportioned bedrooms. The principal bedroom enjoys garden views, a walk-in closet, further built-in wardrobe, and an ensuite bathroom with separate shower. The remaining double bedrooms are served by a second ensuite and a family bathroom.

Planning permission granted (21/0421/FFU) Erection of a single storey extension to the kitchen, erection of a porch to the front entrance door, erection of an outbuilding in rear garden to be used as a Gymnasium/Summer House and erection of brick piers and dwarf wall with railings to front boundary with mechanised sliding gate.



Cul-de-sac
location



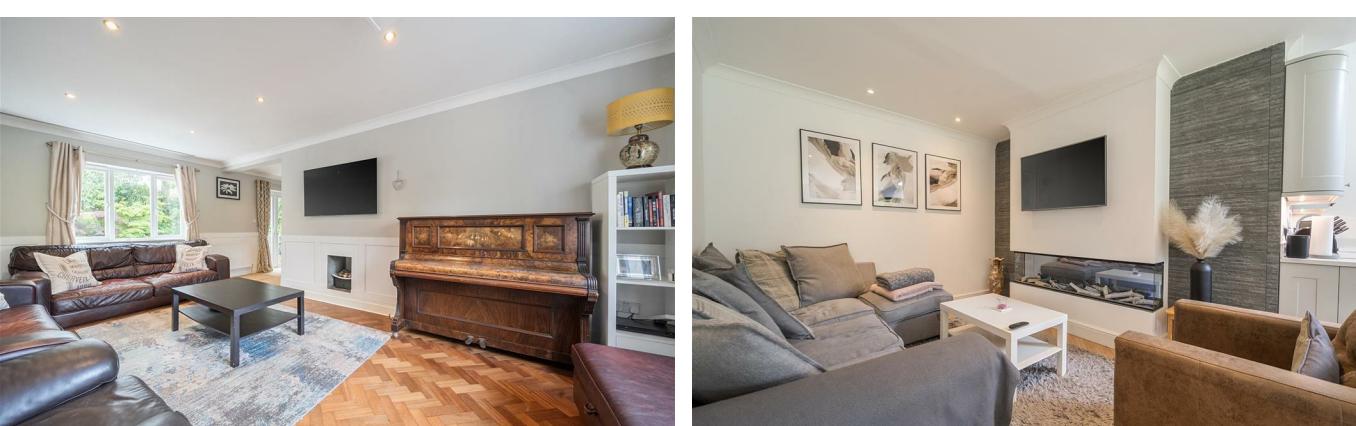
Outside

The property enjoys a 5th of an acre plot and is approached by a shingle driveway with parking for several cars leading to the double garage. The rear garden enjoys a southerly and secluded outlook, the patio area leads to a level lawn, with the garden being enclosed by timber fencing and a variety of evergreen shrubs.

Location

Situated in an established no through road in Camberley, this home benefits from easy access to local schools. The commuter has convenient access to the M3 and beyond, making ideal for those commuting by road. The property is within easy reach of Camberley Town Centre and Train Station providing routes to Guildford and Ascot, along with Farnborough and Fleet Train Stations which have fast links to London Waterloo. The property is also ideally situated for nature lovers with Lightwater Country Park a short distance away providing 59 hectares of heathland, woodland and meadows to explore along with a lovely Café and Camberley Heath Golf club is also close.







0.2 of an acre plot



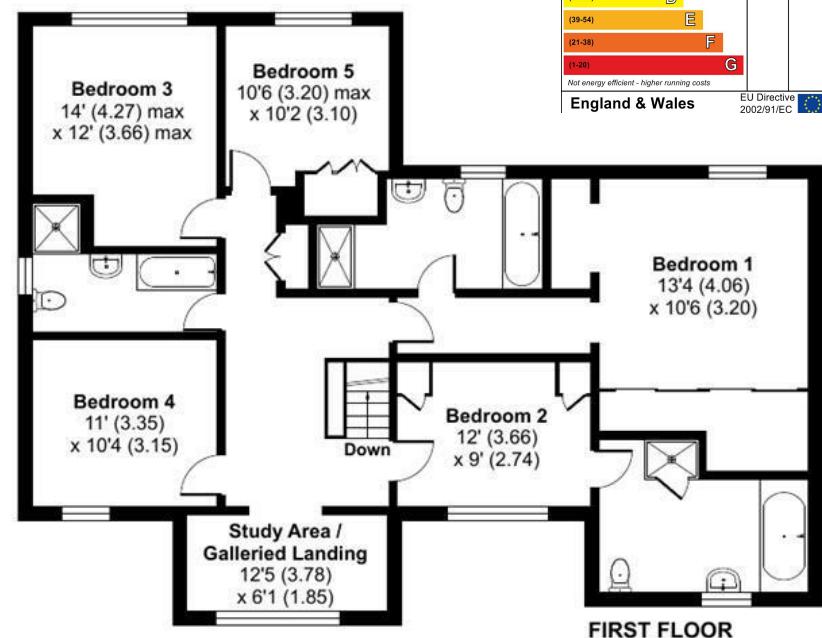
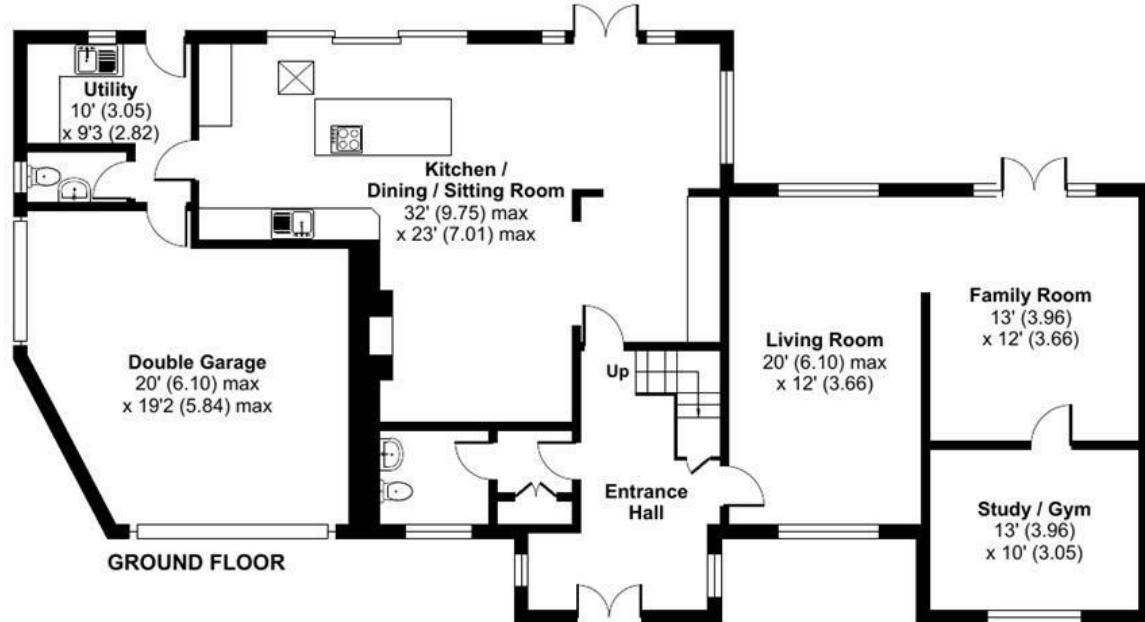
Beafront Road, Camberley, GU15

Approximate Area = 2871 sq ft / 266.7 sq m

Garage = 338 sq ft / 31.4 sq m

Total = 3209 sq ft / 298.1 sq m

For identification only - Not to scale



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			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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