



Fairway Heights | Camberley | Surrey | GU15 1NJ

Price Guide £850,000 Freehold





## Fairway Heights | Camberley Surrey | GU15 1NJ Price Guide £850,000

Benefitting from an impressive ground floor extension with a stunning 19ft x 19ft kitchen/breakfast room, this Charles Church built family home is situated in pleasant cul-de-sac location.

- Charles Church 'Byron'
- Impressive 19ft x 19ft kitchen/breakfast/sitting room
- Large private rear garden
- Two Bathrooms
- Extended living accommodation
- Four bedrooms
- Tomlinscote School Catchment
- Surrey Heath Council Tax Band G

### Description

The property was built by the renowned Charles Church and offers a wealth of space internally and externally. The home is well presented throughout and offering an individually designed and contemporary open plan kitchen/ dining area with Neff appliances, granite worktops and a separate utility room. There are two sets of bi-fold doors that span the width of the rear extension offering space to the patio area. There are two further reception rooms to include a large 21ft living area and sizeable study along with a downstairs cloakroom. The first floor has four bedrooms, three of which have large built-in storage along with the main bedroom benefitting from an ensuite and a family bathroom serves the other bedrooms.







## Outside

To the front there is ample parking for several vehicles leading to the double garage which has an integral door to the utility. The rear of the property offers a large patio, mainly laid to lawn with shrubbery and provides a high-level of privacy

## Location

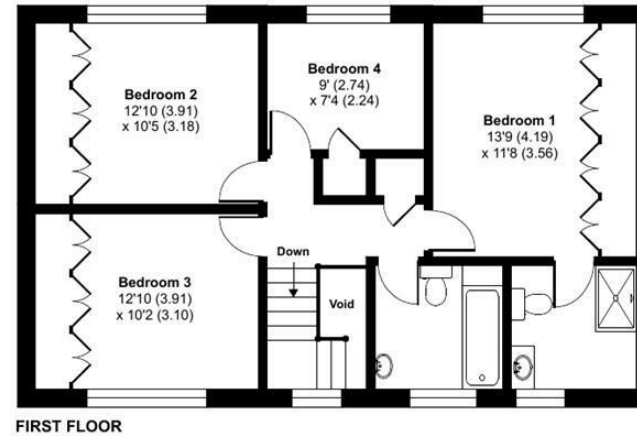
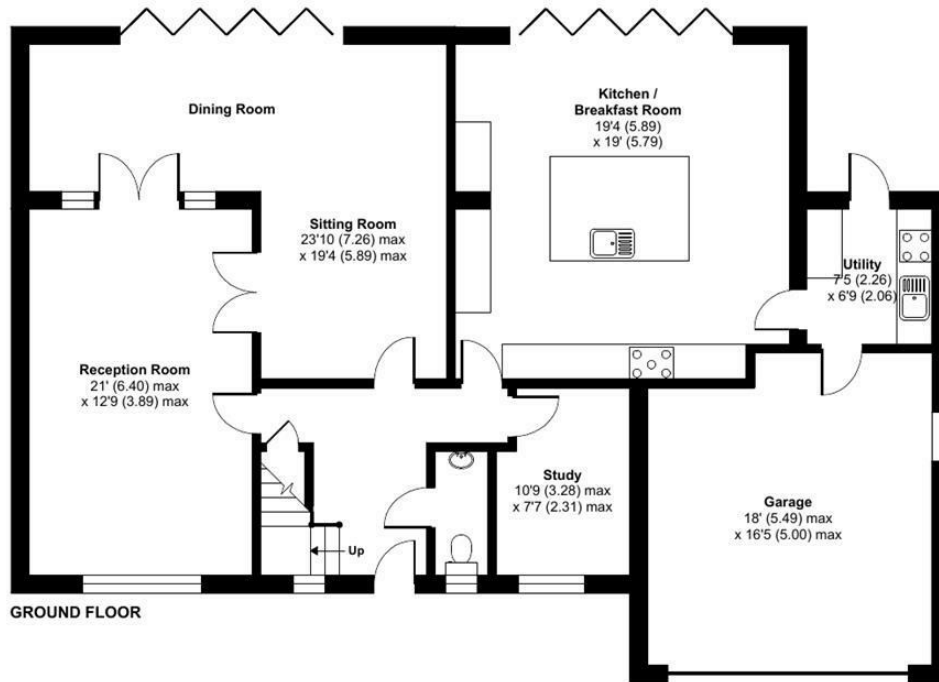
Ideal for those seeking easy access to sought-after schools along with access to Camberley town centre. The property is located in a pleasant residential area with easy access to A325, giving access to A30 and the M3 serving London and the South Coast.



## Fairway Heights, Camberley, GU15

Approximate Area = 2305 sq ft / 214.1 sq m (includes garage & excludes void)

For identification only - Not to scale



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		
<b>England &amp; Wales</b>		
	73	82
	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Waterfords. REF: 1121934



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