



Park Road | | Camberley | GU15 2SW

Price Guide £750,000 Freehold

*Waterford's* W  
Residential Sales & Lettings



Park Road |  
Camberley | GU15 2SW  
Price Guide £750,000

This well presented and extended 3 bedroom detached home enjoys a 20ft kitchen/breakfast/sitting room, two further reception room and a secluded westerly facing garden.

- 20ft Kitchen
- Study/Reception room
- 3 double bedrooms
- 65ft secluded garden
- Living room
- Utility area
- Ensuite shower room
- Driveway parking

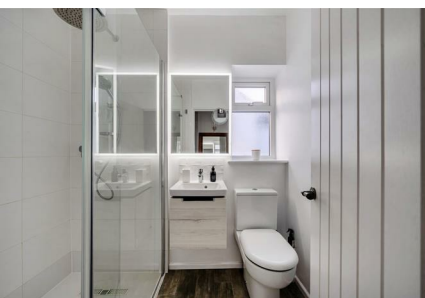
### Accommodation

This extended and immaculately presented 1930's home has flexible living accommodation in excess of 1900 sq. feet. The front door opens to the hallway with a cloakroom and several storage cupboards. The front aspect Reception room has a feature open fireplace and a square bay window with fitted plantation blinds. The neighbouring Living Room with a Log Burning stove and an archway to the 3-zone kitchen/dining room/sitting room with bifold doors to the garden. The kitchen is well planned with bespoke hand painted cupboards and contrasting worksurfaces. Upstairs, the three double bedrooms are served by an recently refitted ensuite shower room and a modern family bathroom.





## Secluded garden



## Outside

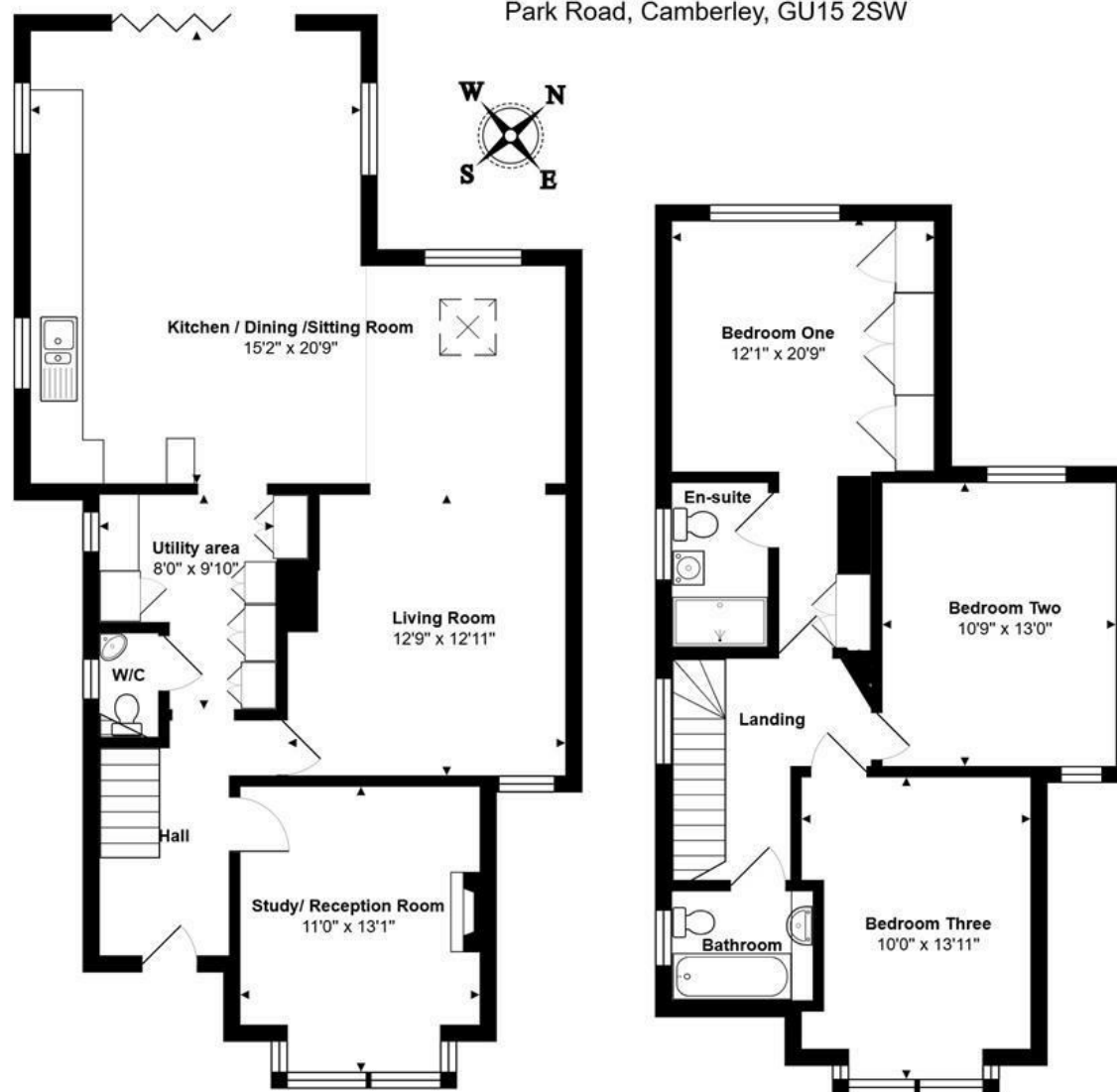
The property is approached by a brick pavia driveway for two to three cars, a timber gate gives access to the rear garden. A full width Limestone patio leads to a level garden extending to approximately 65ft and benefitting from a westerly non overlooked aspect. Two timber outbuildings are to the rear.

## Location

Located in an established tree lined road close to Camberley Town Centre, this 1930's home is in an convenient location with highly regarded schools just a short distance away along with many popular leisure facilities such as Camberley Leisure Centre and located for Camberley High street and the Atrium with a wealth of shops and restaurants. Camberley Train station is within walking distance and Farnborough mainline station is 3 miles providing a direct link to London Waterloo in 38 minutes. Commuting via car is also easy from this property with the M3 located a short drive away.



Park Road, Camberley, GU15 2SW



Total Area: 1508 ft<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) <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>                  | 67                      | 78        |
|                                             | EU Directive 2002/91/EC |           |

27 High Street  
Camberley  
Surrey  
GU15 3RB  
01276 66566

camberley@waterfords.co.uk