



Woodlands Road | | Camberley | GU15 3LZ

Offers Over £800,000 Freehold

*Waterford's* W  
Residential Sales & Lettings

Woodlands Road |  
Camberley | GU15 3LZ  
Offers Over £800,000

Situated in a secluded fifth of an acre plot, this individually built 4 bedroom detached home benefits from 3 separate reception rooms and a conservatory. The property is located in an established road convenient for Camberley Town Centre and easy access to A30.

- 4 double bedrooms
- Living room
- Study
- Breakfast room/utility
- Ensuite shower room
- Dining room
- Kitchen
- Secluded garden

### Accommodation

This well appointed home is approached by a front door to the entrance door with understairs storage cupboard and a downstairs cloakroom, doors open to all rooms. The triple aspect living room has a range of built-in display cabinets and a sliding patio door opens to the double glazed conservatory. The living accommodation is complimented by a rear aspect study with built-in furniture and bookshelves, the front aspect dining room is adjacent to the well appointed kitchen with ample cabinets and worksurfaces, a door gives access to an extremely well proportioned breakfast room/utility room with a stable style door to the rear garden. From the first floor gallery landing, the master bedroom with a ranger built in wardrobes is served by an ensuite shower room. The three remaining double bedrooms are served by a refitted family bathroom.



0.2 of an acre



## Outside

The property is approached by a five-bar gate with a shingle driveway with parking for several cars leading to a double garage. A side gate gives access to a side courtyard adjacent to the conservatory and the rear garden has a full width patio that leads to a secluded garden laid to lawn and enclosed by a variety of shrubs and trees, to the rear of the garden is a pergola with seating.

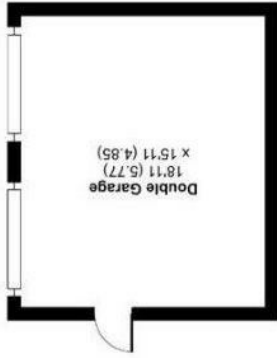
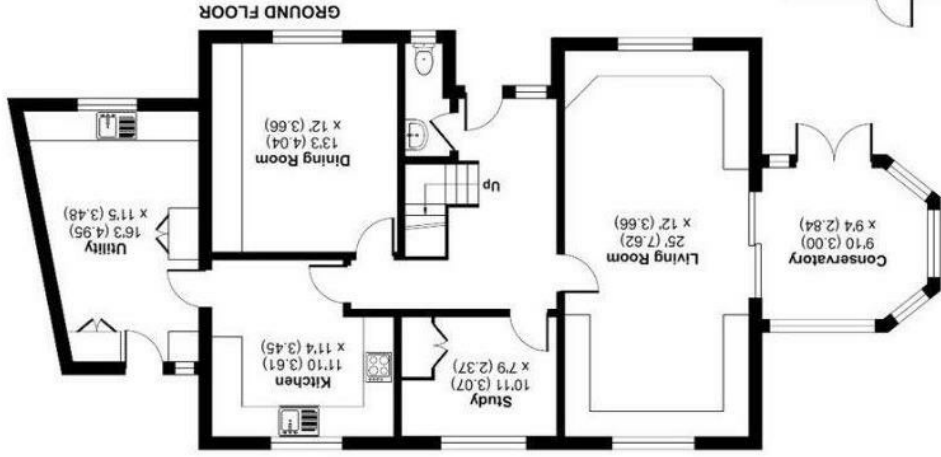
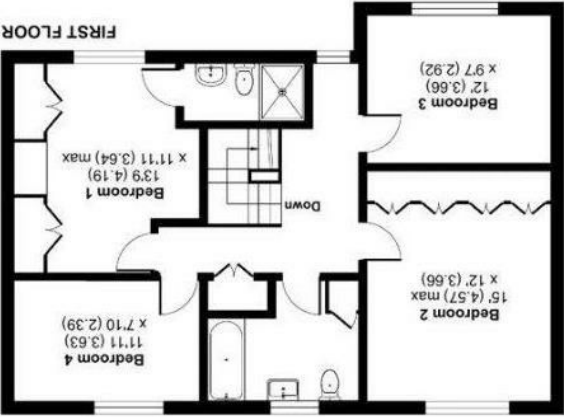
## Location

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.



# Woodlands Road, Camberley, GU15

Approximate Area = 1936 sq ft / 179.8 sq m  
Garage = 301 sq ft / 28 sq m  
Total = 2237 sq ft / 207.8 sq m  
For identification only - Not to scale



| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| 62                                          | 83        |
| Very energy efficient - lower running costs |           |
| A (92 plus)                                 |           |
| B (81-91)                                   |           |
| C (69-80)                                   |           |
| D (55-68)                                   |           |
| E (39-54)                                   |           |
| F (21-38)                                   |           |
| G (1-20)                                    |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
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