



Wensleydale Drive | | Camberley | GU15 1SP

Price Guide £600,000 Freehold





Wensleydale Drive |  
Camberley | GU15 1SP  
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This extended and well presented 4 bedroom home is located in a cul-de-sac location on the favoured Heatherside development, close to local schools including Tomlinscote and Ravenscote. No onward chain.

- 4 bedrooms
- Family bathroom
- Conservatory
- Cul-de-sac location
- Ensuite shower room
- Two reception rooms
- Driveway and garage
- Kitchen/breakfast room

## Accommodation

An entrance porch with a double glazed front door opens to the entrance hall with a storage cupboard and downstairs cloakroom. The dual aspect L-shaped living room is further complimented by a dining room with French doors opening to a dual aspect conservatory with a glass vaulted ceiling and a casement door leading to the garden. The extended kitchen is fitted with excellent range of shaker style units with contrasting worksurfaces and a range of integrated appliances, the kitchen has a breakfast area with a casement door leading to the garden. The first floor landing with linen cupboard leads to the main bedroom, with a built-in wardrobe and an ensuite shower room, two further double bedrooms, one with a built-in cupboard are complimented by a dual aspect 4th bedroom and all bedrooms served by a bathroom and separate WC.





## Cul-de-sac

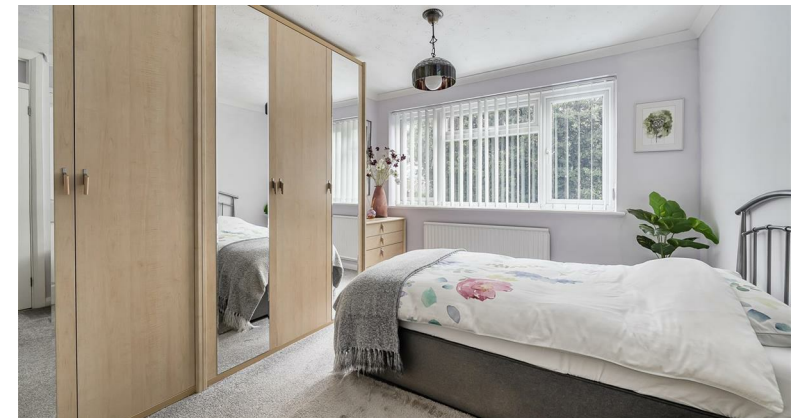


## Outside

To the rear of the house is a full width patio leading to a lawn surrounded by mature flower and shrub borders, and a rockery bed. An archway leads to useful courtyard area with a timber shed and additional storage. To the front is a brick pavier driveway for 2 to 3 cars leading to the garage.

## Location

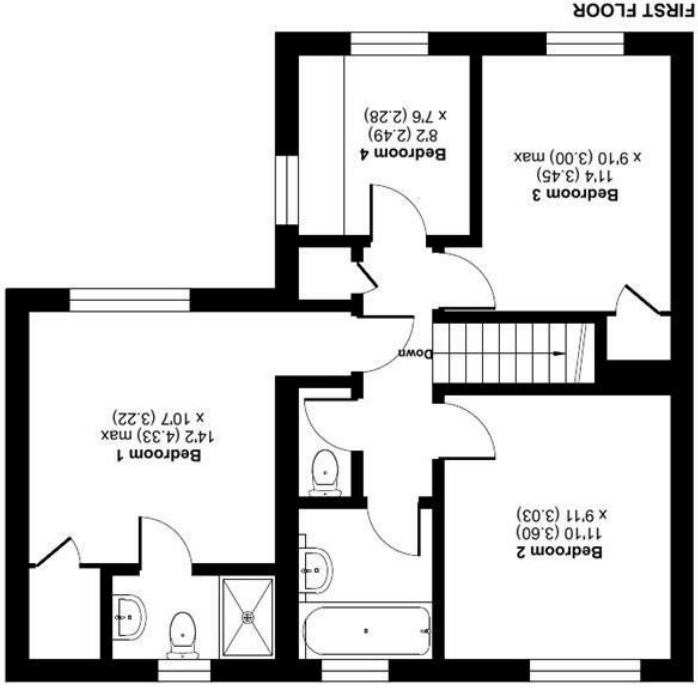
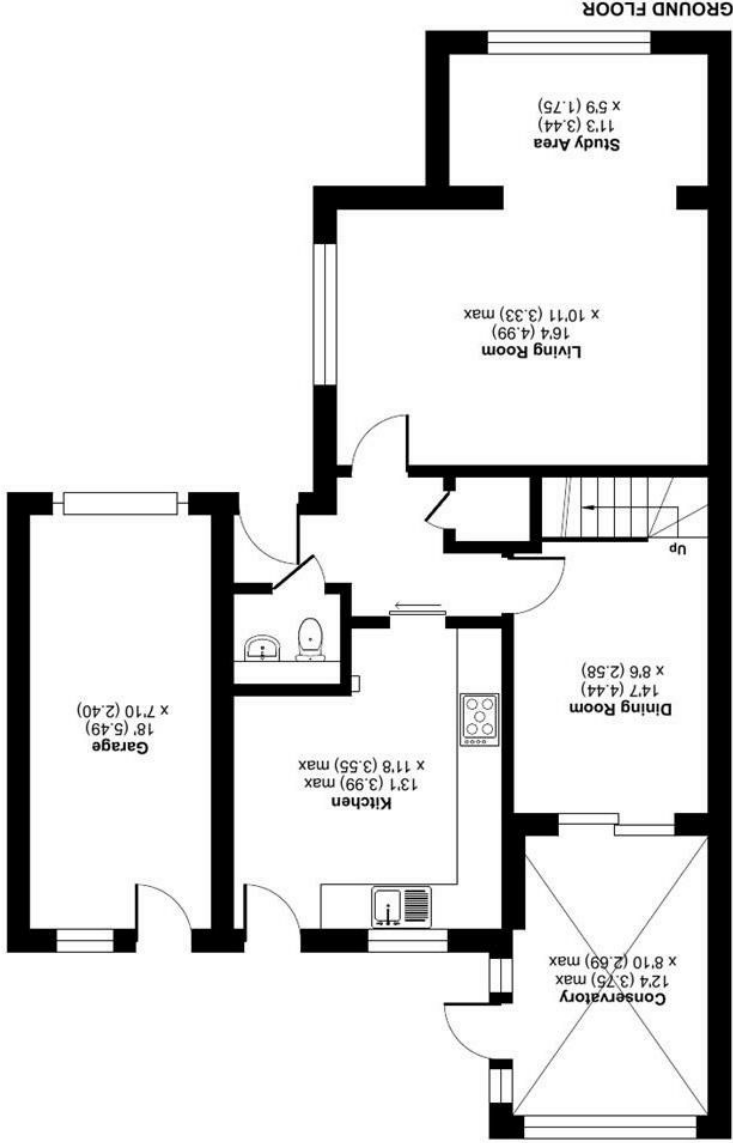
The property is located in a quiet cul-de-sac on the popular and established Heatherside development with a range of facilities including a Sainsbury's Local, pub and delightful open spaces including the impressive Wellingtonia Avenue, There is easy access to great commuter links via the A30/M3 and excellent local schools including Tomlinscote, Ravenscote and St Augustine's, all within easy reach.





# Wensleydale Drive, Camberley, GU15

Approximate Area = 1332 sq ft / 123.7 sq m  
Garage = 142 sq ft / 13.1 sq m  
Total = 1474 sq ft / 136.8 sq m  
For identification only - Not to scale



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GROUND FLOOR

Energy Efficiency Rating	
Current	Potential
70	76
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-70)
A	(71-100)
Very energy efficient - lower running costs	

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