



Kingsley Avenue | Camberley | GU15 2LZ

Price Guide £1,850,000 Freehold

Waterford's W
Residential Sales & Lettings

Kingsley Avenue |
Camberley | GU15 2LZ
Price Guide £1,850,000

Occupying a half an acre plot, this impressive 5 bedroom, 5 reception room family home benefitting from living accommodation approaching 5,000 square foot, and further enjoys leisure space including an indoor swimming pool and garden studio of 1,100 square feet.

- 5 bedrooms
- 2 ensuite bathrooms
- 5 reception rooms
- 0.55 of an acre
- Garden studio
- Secluded plot
- SW facing garden
- Totalling 6,350 sq. ft

Accommodation

This impressive five bedroom home enjoys generous living accommodation approaching 5,000 square feet and is approached by a reception hall with central staircase and feature fireplace. The dual aspect drawing room has double doors to a rear aspect reception with dual French doors to the rear. Two further reception rooms are accessed from the reception hall. The kitchen/breakfast room has an excellent range of cabinets complimented by a central island unit and served by a separate utility room, double doors open to the rear aspect family room that enjoys a vaulted ceiling. Upstairs, the galleried landing gives access to balcony. There are five double bedrooms, two served by generously sized ensuite bathrooms and a family bathroom, The principal bedroom has two walk-in wardrobes and French doors to a roof terrace overlooking the garden.



0.55 of an acre



Outside

The property is approached by a horseshoe 'in and out' shingle driveway leading to a double garage. To the rear garden is a full width terrace and leads to the secluded South Westerly facing garden with a wide expanse of lawn and bordered by mature borders. To the rear is a garden studio that could be used as a Gymnasium or Home Office and a key feature is the indoor swimming pool with jacuzzi and sauna. The overall plot extends to 0.55 of an acre.

Location

Located in an established and high regarded tree lined road close to Camberley Town Centre, this impressive 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 easy reach. 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.





Indoor swimming pool and sauna



Kingsley Avenue, Camberley, GU15

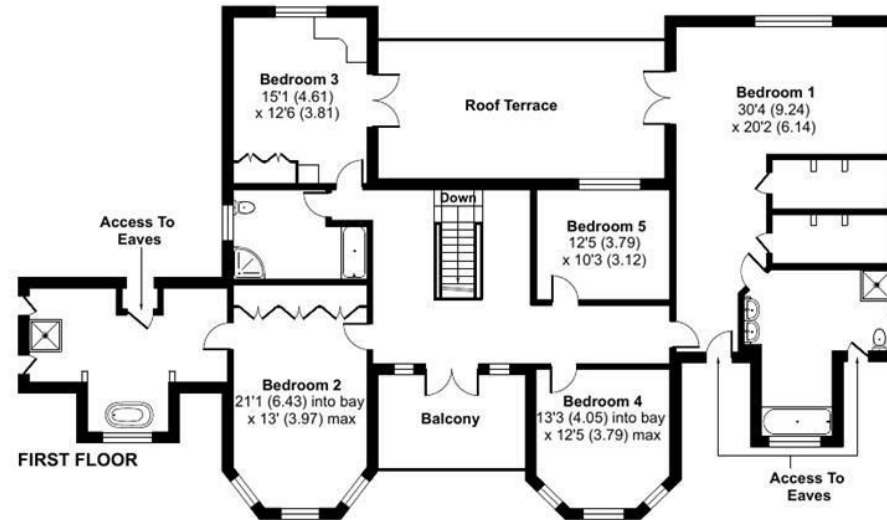
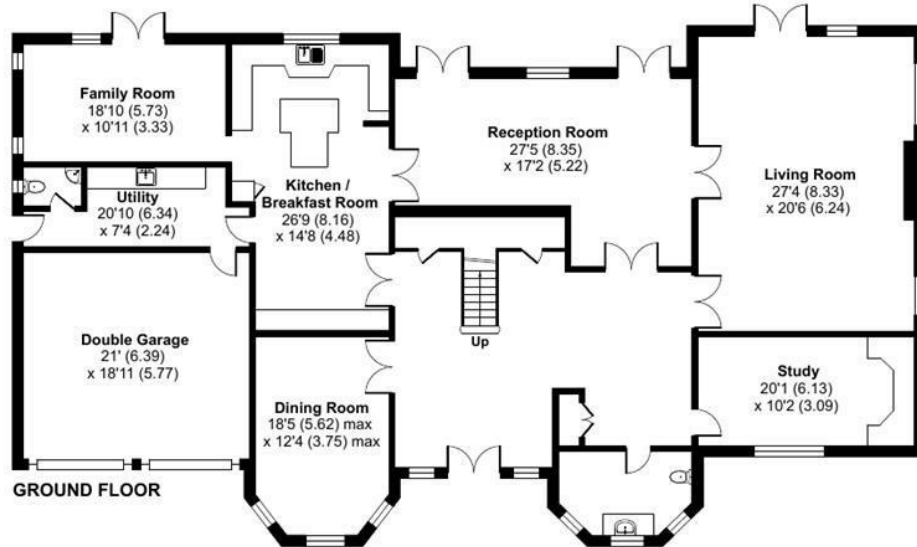
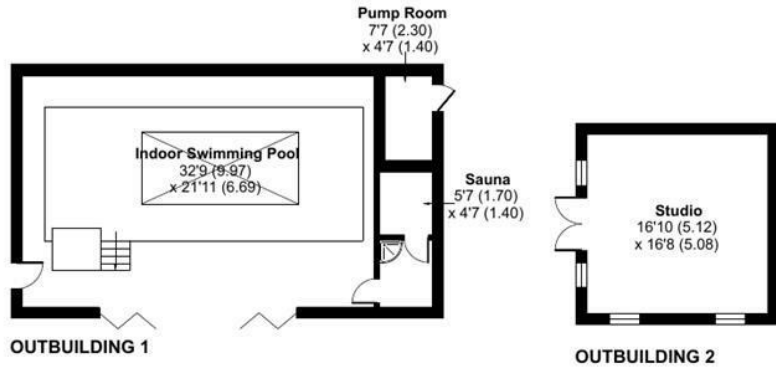
Approximate Area = 4863 sq ft / 451.7 sq m

Garage = 404 sq ft / 37.5 sq m

Outbuildings = 1088 sq ft / 101 sq m

Total = 6355 sq ft / 590.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(69-81) B			
(55-68) C			
(39-54) D			
(21-38) E			
(13-20) F			
(1-12) G			
Not energy efficient - higher running costs			
England & Wales		73	76
EU Directive			

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2026. Produced for Waterfords. REF: 1478897

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