



Crawley Ridge | | Camberley | GU15 2AN

Freehold

Waterford's W
Residential Sales & Lettings

Crawley Ridge | Camberley | GU15 2AN

This attractive and well appointed four bedroom home is situated within walking distance of Crawley Ridge Schools and enjoys a secluded south facing plot approaching 0.25 of an acre.

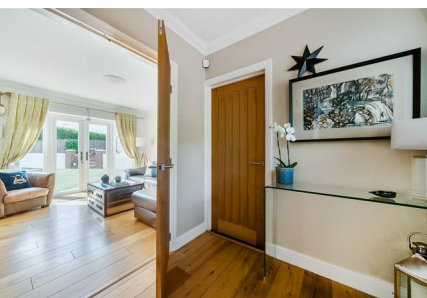
- Four bedrooms
- 0.23 acre plot
- Garage and Studio
- Generous driveway
- Three reception rooms
- Secluded garden
- Favoured location
- Two bathrooms

Accommodation

This attractive and well appointed home has origins from the early 1900's, and has benefitted from substantial extension and improvements over the past 25 years. The spacious entrance hall with a downstairs cloakroom, gives access to the rear aspect Living Room and a Family room, which gives access to the garden via French doors. The kitchen enjoys vaulted ceilings and has a good range of cabinets and a variety of build-in appliances. The adjacent Garden Room also has vaulted ceilings and enjoys a dual aspect and bifold doors to the garden. Upstairs are four well balanced bedrooms served by a family bathroom and separate shower room.



Secluded garden



Outside

This home enjoys a plot approaching 0,25 of an acre and is approached by a generous driveway leading to a double garage with adjoining workshop and external stairs leading to a studio/home office. The rear garden enjoys a secluded southerly aspect with terraced areas approached from two of the reception rooms,. A lower lawn with a retaining wall has steps leading a further area of garden with elevated sitting area and access to the garage and studio.

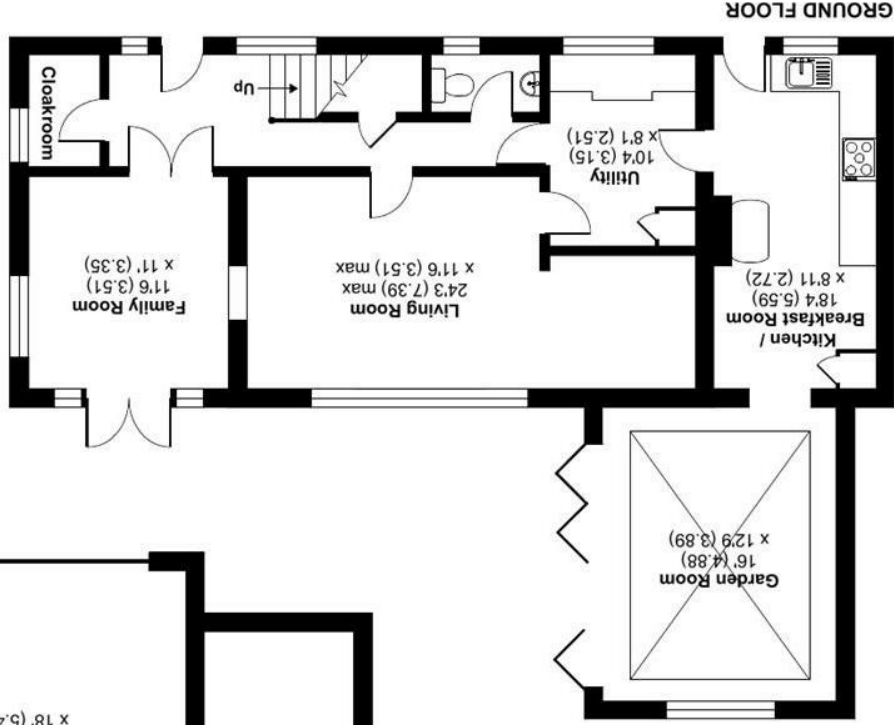
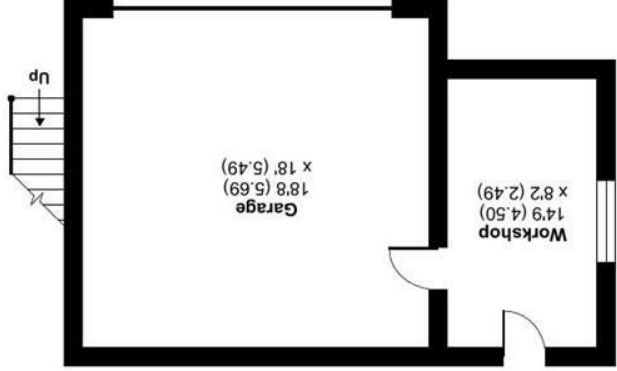
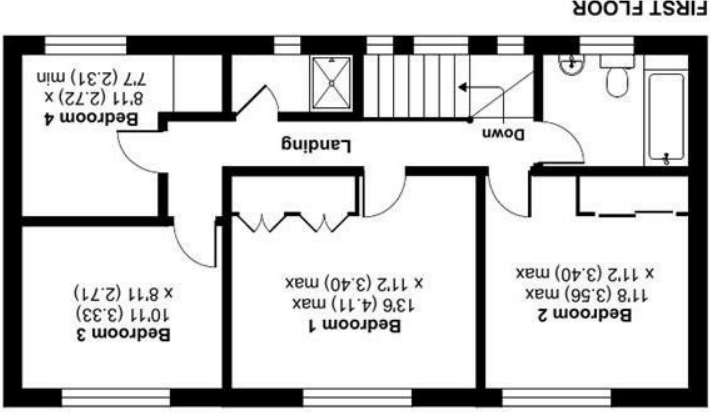
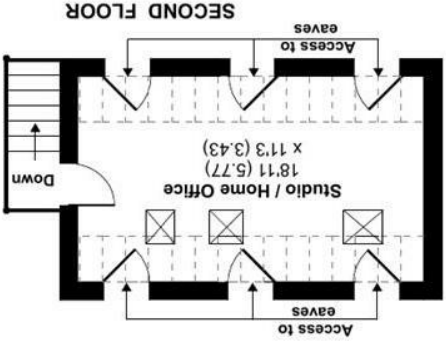
Location

The property is conveniently located close to excellent local schools, including Crawley Ridge Infant & Junior Schools, and Collingwood Secondary School, all within walking distance. Camberley is ideally situated 35 miles southwest of central London on the A30, with easy access to junctions 3 and 4 of the M3 motorway. Regular trains run from London to Camberley, with fast trains from Farnborough to Waterloo taking just 45 minutes. Camberley offers a variety of high street retailers, and The Atrium complex includes a nine-screen cinema, bowling alley, health & fitness club, cafés, and restaurants. Nearby, The Meadows features superstores including Marks and Spencer and Next. Additionally, Camberley Heath Golf Course, Camberley Cricket Club, and the Camberley Theatre provide excellent recreational facilities.



Crawley Ridge, Camberley, GU15

Approximate Area = 1960 sq ft / 182 sq m
Limited Use Area(s) = 263 sq ft / 24.4 sq m
Garage = 120 sq ft / 11.1 sq m
Total = 2343 sq ft / 217.6 sq m
For identification only - Not to scale



Denotes restricted head height

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(49-64)
F	(41-48)
G	(31-40)
Not energy efficient - higher running costs	
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). © nichecom 2025. Produced for Waterfords. REF: 1312406