Marstan Place | Camberley | GU15 1PQ

Offers In Excess Of £1,000,000

Freehold

Waterfords
Residential Sales & Lettings

Marstan Place | Camberley | GU15 1PQ

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Located in a gated development of only 8 homes adjacent to woodland, this extremely well presented 6 bedroom home benefits from 3 generous reception rooms and has a double garage and driveway to the rear.

- 6 bedrooms
- 29ft kitchen/breakfast room
- Utility room
- Driveway
- 3 ensuites
- 3 reception rooms
- Double garage
- Adjacent woodland

Accommodation

This six bedroom family home was constructed by Messrs. Banner Homes in 2013 and offers generous living accommodation in excess of 2700 square feet. The entrance hall with a downstairs cloakroom leads to 3 generous reception rooms, with the rear aspect living room with a feature wall and stylish gas fire and French doors to the garden. The impressive 29ft kitchen/breakfast room has an excellent range of grey gloss cabinets with white quartz worksurfaces and a range of integrated appliances. The kitchen complemented by a separate utility room. On the first floor are 4 double bedrooms served by 2 ensuite shower rooms and a family bathroom. The 2nd floor has two further double rooms and a further ensuite shower room.

Gated development of 8 homes

Outside

The property is approached by a footpath bordered by mature laurel hedgerow leading to the front door. To the rear is a driveway for two cars and an adjacent double garage, a gate gives access to the rear garden with a wide expanse of lawn with a full width patio, the whole bordered by attractive planting.

Location

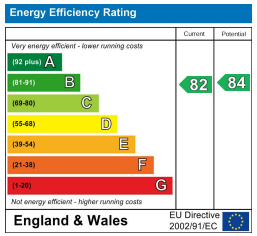
Set in a gated development of 8 similar homes, this impressive home is adjacent to woodland that gives access to Lightwater Country Park and is ideally positioned for local schools and gives easy access to the Portsmouth Road and A30. For commuters, the location offers quick access to the A325 and M3 motorway providing convenient links to London and surrounding areas, and a short drive from Camberley railway station, or Brookwood with fast trains to London.

MILO

Adjacent woodland

Marstan Place, Camberley, GU15

Approximate Area = 2712 sq ft / 251.9 sq m
Limited Use Area(s) = 66 sq ft / 6.1 sq m
Garage = 427 sq ft / 39.6 sq m
Total = 3205 sq ft / 297.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Waterfords. REF: 276744

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