



Amber Hill | Camberley | Surrey | GU15 1EB

Guide Price £675,000 Freehold

Waterford's W
Residential Sales & Lettings

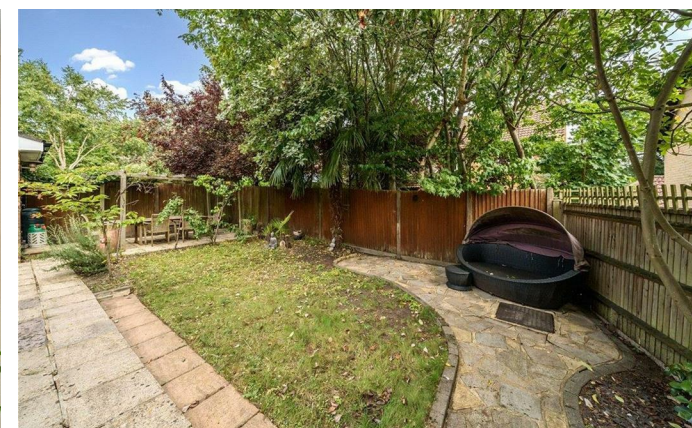
Amber Hill | Camberley
Surrey | GU15 1EB
Guide Price £675,000

Within walking distance of Heatherside shops and the popular schools Ravenscote and Tomlinscote, this extended detached house has generous accommodation approaching 2,000 sq. ft, and occupies a cul-de-sac location. No onward chain.

- Four double bedrooms
- Three bathrooms
- Garden cabin/office with cloakroom
- 24ft kitchen/dining room
- Close to Tomlinscote/Ravenscote
- Extended accommodation
- Cul-de-sac
- No onward chain

Accommodation

Extended and updated by the current owners, the property provides versatile living accommodation throughout. Upon entering the property there is a study with fitted units, cloakroom off the hallway, a 24ft kitchen/dining room which in turn leads to the conservatory and main living room. The garage has been converted to storage to the front, a utility room and to the rear leads to a family room with access to the rear garden. On the first floor, there are three double bedrooms, all with built in cupboards, a family bathroom and ensuite to bedroom two. The loft has been converted to provide a large main bedroom which benefits from a walk-in wardrobe and ensuite shower room.



No onward chain



Outside

To the front there is driveway parking and side access leading to the southerly facing garden which offers a patio area leading to the lawn. To the side of the property there is an home office/cabin with a cloakroom. There is an adjacent sauna cabin.

Location

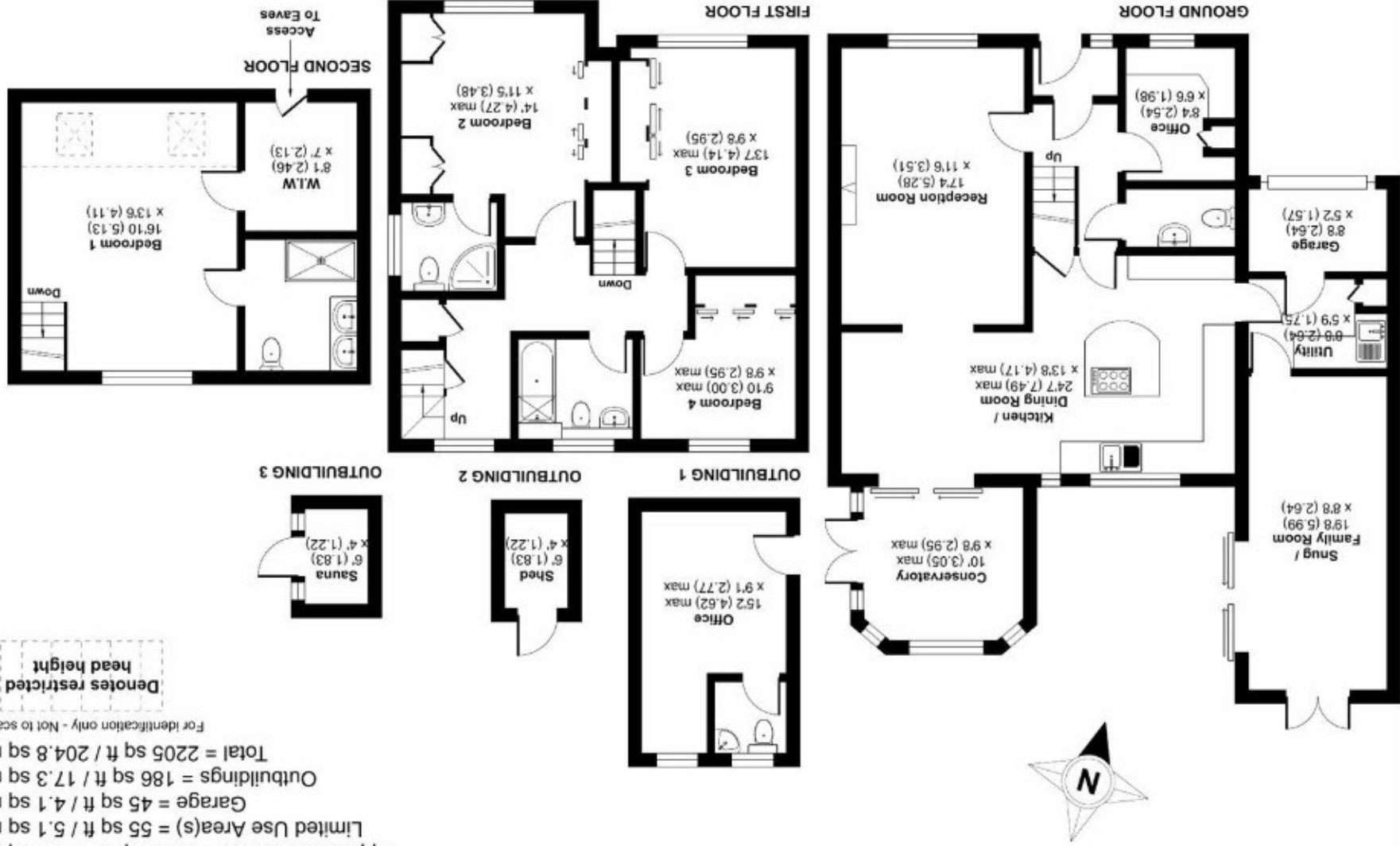
Located in a popular and sought after area of Amber Hill, within walking distance of a local shops, doctors surgery, post office, parks, play areas and within catchment areas of the popular local schools Ravenscote and Tomlinscote. This property is positioned close to major road links such as M3, A30, A331 and local train stations making it an ideal area for commuting into London or the South.



Amber Hill, Surrey, GU15

Approximate Area = 1919 sq ft / 178.3 sq m
 Limited Use Area(s) = 55 sq ft / 5.1 sq m
 Garage = 45 sq ft / 4.1 sq m
 Outbuildings = 186 sq ft / 17.3 sq m
 Total = 2205 sq ft / 204.8 sq m
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating	
Current	Potential
73	84
<small>Very energy efficient - lower running costs</small> A (92-100)	
<small>Energy efficient - lower running costs</small> B (81-91)	
<small>Decent energy efficiency - lower running costs</small> C (69-80)	
<small>Some energy efficiency - lower running costs</small> D (55-68)	
<small>Not very energy efficient - higher running costs</small> E (39-54)	
<small>Very poor energy efficiency - high running costs</small> F (13-38)	
<small>Extremely poor energy efficiency - very high running costs</small> G (1-12)	

EU Directive 2002/91/EC
 England & Wales

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