



Brackendale Road | Camberley | Surrey | GU15 2JY

Freehold

Waterford's W
Residential Sales & Lettings

Brackendale Road | Camberley Surrey | GU15 2JY

Situated in an established and renowned residential road, this extended 4/5 bedroom family home approaching 3,000 sq. feet of generous accommodation with 4 reception rooms, whilst occupying a secluded 0.42 acre westerly facing plot.

- 3,300 ft
- 4/5 bedrooms
- 4 reception room
- 3 refitted bathrooms
- Secluded 0.42 acre plot
- Two driveways
- Double garage
- Favoured residential road

Accommodation

This generous family home has been extended and improved over recent years, the entrance hall providing access to the triple aspect Living room with bi-fold doors to the garden and open plan to the dual aspect Dining Room as well as providing access to the Family Room or Study. From the entrance hall, access to the 20ft rear aspect kitchen, that opens to the breakfast room and family room, the kitchen is served by a walk-in larder and large Utility room. Upstairs, the large principal bedroom has a refitted bathroom, whilst the remaining bedrooms are served by an 2nd ensuite shower room and a family bathroom, The 5th bedroom is currently utilised as a dressing room.



Secluded
0.42 acre
plot



Outside

This home occupies a 0.42 acre plot and is approached by electric gates providing access to the two driveways that lead to a double garage and an addition garage store. A secluded outlook is provided to the front and access to the rear garden via a timber gate. The rear garden enjoys a secluded westerly aspect enclosed by a variety of mature bordered including Rhododendums and Laurel planting. The wide expanse of gardens are laid to lawn and accessed from the garden terrace from two of the reception rooms. In addition, the gardens enjoys a covered Loggia, ideal for creating a garden kitchen or sheltering from the sun's rays.

Location

The property is situated in one of Camberley's premier locations and is within easy reach of Camberley Town centre with a good selection of shops, restaurants and the Atrium complex. The area has sought after schools and the train station and bus services give access to Ascot and the South Coast. There is also easy access to the A30 & M3 motorway with various routes into London and the South coast.







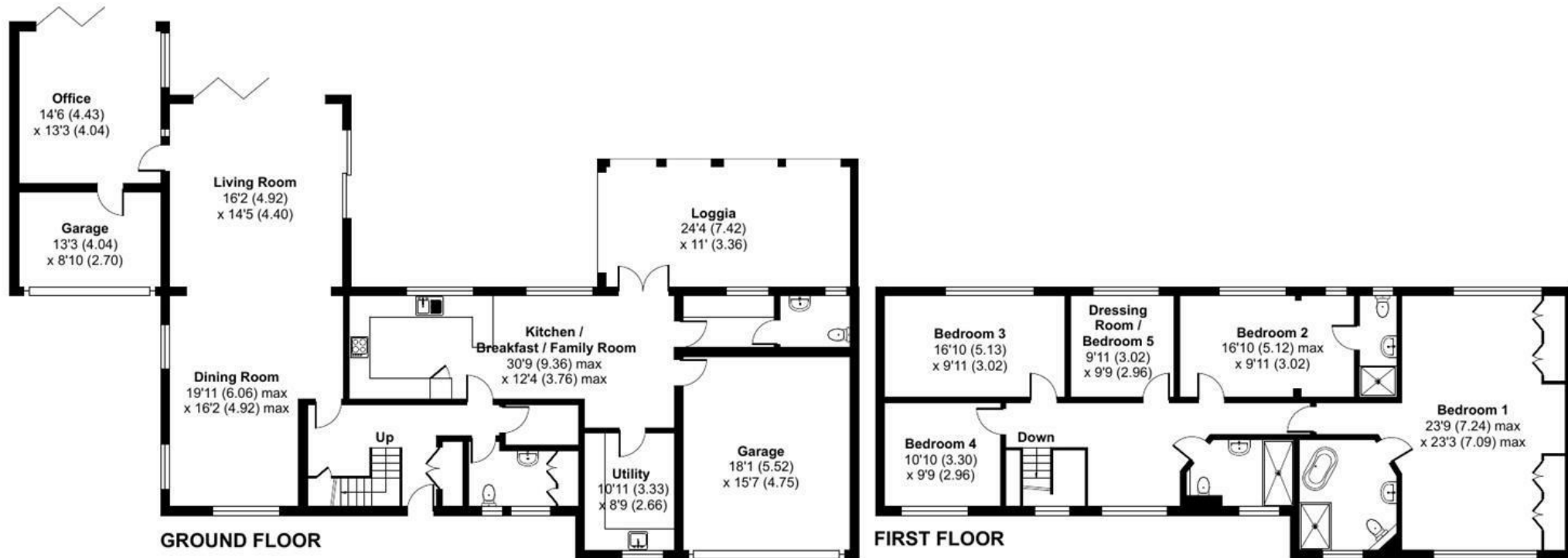
Brackendale Road, Camberley, GU15

Approximate Area = 2876 sq ft / 267.1 sq m (excludes loggia)

Garage = 399 sq ft / 37 sq m

Total = 3275 sq ft / 304.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Waterfords. REF: 1309738

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