



Park Road | | Camberley | GU15 2SR

Price Guide £1,150,000 Freehold

Waterford's W
Residential Sales & Lettings

Park Road |
Camberley | GU15 2SR
Price Guide £1,150,000

This extended four bedroom 1930's home is bought to the market for the first time in 48 years and enjoys a delightful south facing 0.4 acre plot.

- 1930's detached home
- 2 generous reception rooms
- Utility room
- Delightful secluded garden
- 4 bedrooms
- Kitchen/breakfast room
- 0.4 of an acre
- In/out driveway

Description

A Stain glass front door leads to the extended entrance hall with a refitted downstairs shower room. The 25ft rear aspect Living room has two French doors to the garden, a feature open fireplace and a dual aspect. The extended and dual aspect Dining room has French doors to the garden and a glazed glass door to the Kitchen/Breakfast room, the kitchen is fitted with a extensive range of oak fronted units and a selection of integrated appliances, the Breakfast room has a further range of oak fronted cabinets. The kitchen is served by a separate utility room with a Butler style sink and a range of cupboards with appliance space,, a glazed door leads to the garden. The first floor landing with airing cupboard leads to a master bedroom which enjoys a dual aspect with a dressing area with a range of built-in wardrobes and an ensuite bathroom with a separate walk-in shower cubicle. The remaining bedrooms, the 4th used as a home office, are served by a bathroom.



Delightful 0.4 of
an acre plot



Outside

The property is approached by a horseshoe 'in and out' shingle driveway leading to a single garage and carport, both with electric remote controlled doors. To the rear is a full width Flagstone and brick pavia terrace with a summerhouse, the patio leads to a level and wide expanse of lawn, this enjoys a secluded outlook over Watchetts Park, the garden is bordered by mature conifer and hedgerow. To the rear is a further terraced patio adjacent to the summer house and timber shed. The overall plot is 0.4 of an acre.

Location

Located in an established tree lined road close to Camberley Town Centre, this 1930's 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 walking distance. 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.

Park Road, Camberley, GU15

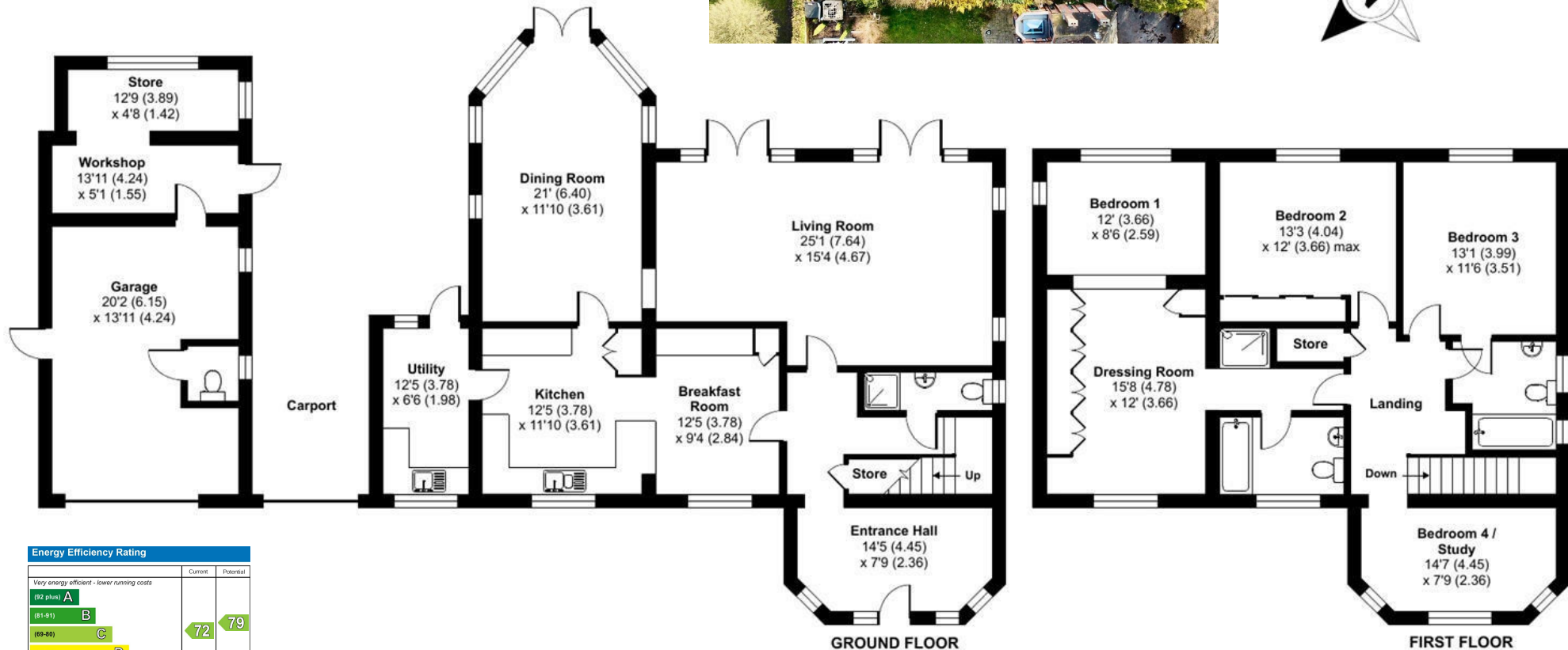
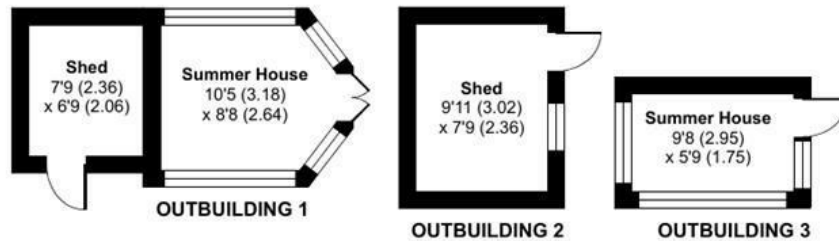
Net Area = 2350 sq ft / 218.3 sq m

Garage = 441 sq ft / 41 sq m

Outbuildings = 281 sq ft / 26.1 sq m

Total = 3072 sq ft / 285.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	79
(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). © nichecom 2025. Produced for Waterfords. REF: 1264342

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