



Lancaster Drive | Camberley | GU15 3HY

Price Guide £425,000 Freehold



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Situated in a cul-de-sac convenient for Camberley Town Centre is this well proportioned Town House enjoying a south facing rear garden. No onward chain.

- 3/4 bedrooms
- Dining room
- Utility room
- Garage
- 16ft L-shaped living room
- Kitchen
- Study/4th bedroom
- South facing garden

Accommodation

This attractive townhouse with built by Messrs Church Church in 2000, and although requiring a degree of updating, the house offers well balanced accommodation over 3 floors. The entrance porch and front door opens to the 18ft entrance hall with a storage cupboard and downstairs cloakroom. The study or 4th bedroom has a casement door to the garden and is adjacent to a utility room. The first floor and rear aspect L-shaped living room is adjacent the front aspect dining room, neighbouring the kitchen which has a good range of cabinets and a selection of fitted appliances. On the second floor are 3 bedrooms, the largest served by an ensuite shower room, the two remaining bedrooms with built-in bedroom furniture are served by a bathroom.



No onward chain



Outside

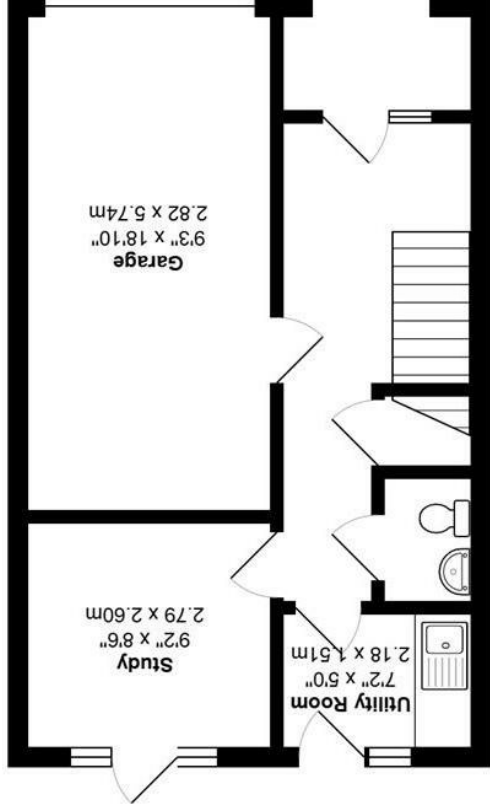
The property is approached by a driveway with parking for two cars leading to the garage. The rear garden enjoys a southerly aspect with a patio area leading to the lawn which is enclosed by mature hedges and timber fencing.

Location

Located in residential road close to Camberley Town Centre, and is in a convenient location 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. The area also has highly regarded schools just a short distance away along with many popular leisure facilities such as Camberley Leisure Centre and located conveniently for delightful walks at Barossa Woods.

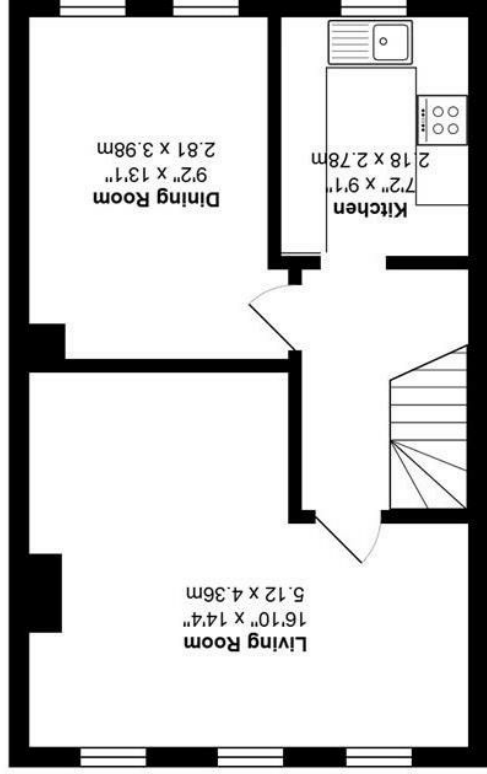
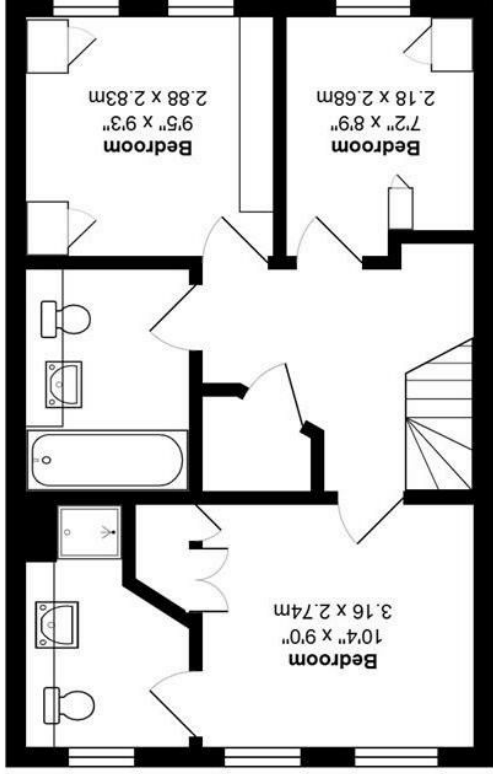


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All measurements are approximate and for display purposes only

Total Area: 1418 ft² ... 131.8 m²



Energy Efficiency Rating	
Current	Potential
69	76
Energy Efficiency Rating	
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(65-80)
D	(55-64)
E	(45-54)
F	(35-44)
G	(1-20)
Not energy efficient - higher running costs	

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