



Academy Close | | Camberley | GU15 4BU

Price Guide £475,000 Freehold

Waterford's W
Residential Sales & Lettings

Academy Close | Camberley | GU15 4BU Price Guide £475,000

A well presented and extended 3 bedroom semi-detached home that enjoys a stunning 20ft x 18ft kitchen/breakfast/living room and a 100ft secluded garden.

- Extended 3 bedroom home
- 20ft kitchen/breakfast/living room
- Sitting room
- 100ft garden
- Driveway parking
- Bathroom
- Cul-de-sac
- Downstairs cloakroom

Accommodation

This well presented and extended 3 bedroom home, is approached by an extended entrance porch opening to the entrance hall, the front aspect sitting room has a fireplace. A key feature of the home is the stunning 20ft x 18ft kitchen/breakfast/living room with full width bi-fold doors to the garden, the kitchen is fitted with a good range of cabinets and a range of integrated appliances, as well as an excellent range of fitted cupboards and a downstairs cloakroom. Upstairs, the 3 bedrooms are served by a white bathroom.



100ft garden



Outside

The property is approached by a driveway and a gate gives access to the rear garden. A grey Indian sandstone patio leads to two lawn areas and the garden extends to approximately 100ft and enjoys a secluded outlook to woodland. The garden is enclosed by timber fencing and has a gate to the rear and two timber sheds.

Location

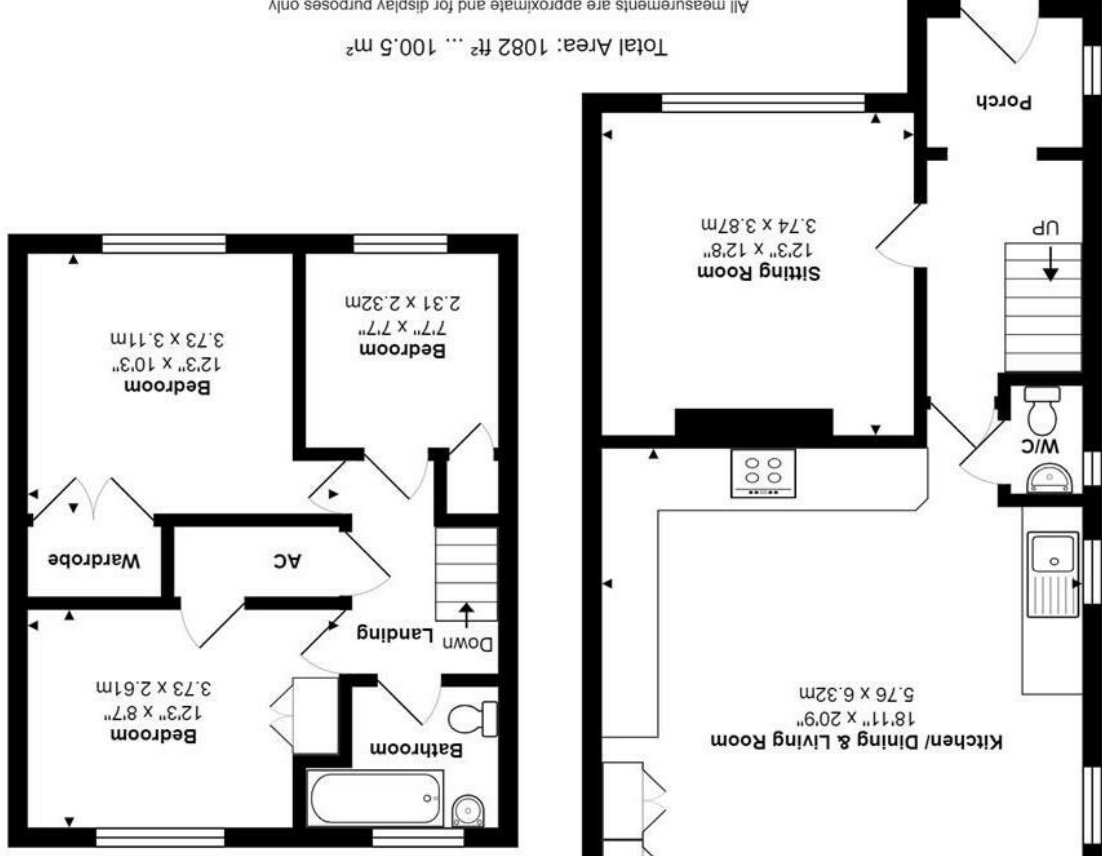
The property has easy access to green spaces including Barossa Nature Reserve and Swinley Forest. Camberley is ideally situated thirty-five miles southwest of central London on the A30 and within easy access of junctions 3 & 4 of the M3 motorway. There are regular trains from London to Camberley and fast trains from Farnborough to Waterloo (45 minutes). Camberley offers a good variety of high street retailers and The Atrium complex has a nine-screen cinema, bowling alley, health & fitness club, cafés and restaurants, whilst nearby The Meadows has superstores including Marks and Spencer and Next. Camberley Heath Golf Course offers excellent facilities along with Camberley Cricket Club and the Camberley Theatre. There is a wide range of well-respected schools in both the state and private sectors.



Energy Efficiency Rating		Current	Potential
Energy Efficiency Rating		68	78
England & Wales			
EU Directive 2002/91/EC			
Very energy efficient - lower running costs			
A	(92 plus)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(49-54)		
F	(41-48)		
G	(1-40)		
Not energy efficient - higher running costs			

27 High Street
Camberley
Surrey
GU15 3RB
01276 66566
camberley@waterfords.co.uk

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Total Area: 1082 ft² ... 100.5 m²
All measurements are approximate and for display purposes only