



Watchetts Road | | Camberley | GU15 2PB

Price Guide £475,000 Freehold

Waterford's W
Residential Sales & Lettings

Watchetts Road |
Camberley | GU15 2PB
Price Guide £475,000

This well presented 3 bedroom Victorian semi-detached home enjoys a 140ft rear garden and is situated conveniently for Camberley Town Centre.

- 3 Bedrooms
- Modern kitchen
- Bathroom
- Convenient for Camberley Town Centre
- 23ft Living/dining room
- 140ft garden
- 1st floor cloakroom
- Close to Watchetts Park

Accommodation

This well presented 3 bedroom Victorian home has an open plan 23ft Living/dining Room with a feature fireplace, front aspect bay window with plantation blinds and French doors lead to the garden. The modern shaker style kitchen has a good range of cream cabinets with contrasting worksurfaces and space for a range of appliances. A rear lobby with a stable style door gives access to the garden and downstairs bathroom. Upstairs, the three bedrooms are served by a first floor cloakroom.



140ft garden



Outside

The house is approached by a wrought-iron gate with a pathway to the front door and a timber gate giving access to the rear. The garden extends to approximately 140ft and has a large decked terrace leading to the remainder of the south/westerly facing garden. The lawn is bordered with shrub borders and a variety of trees and has a timber summerhouse to the rear.

Location

Located within easy reach of Camberley Town Centre with highly regarded schools just a short distance away as well as many popular leisure facilities such as Camberley Leisure Centre and Watchetts Park. The property is conveniently located for the High Street and the Atrium with a wealth of shops and restaurants, along with Camberley Train station within walking distance. commuting via car is also easy from this property with the M3 and M4 located a short drive away.

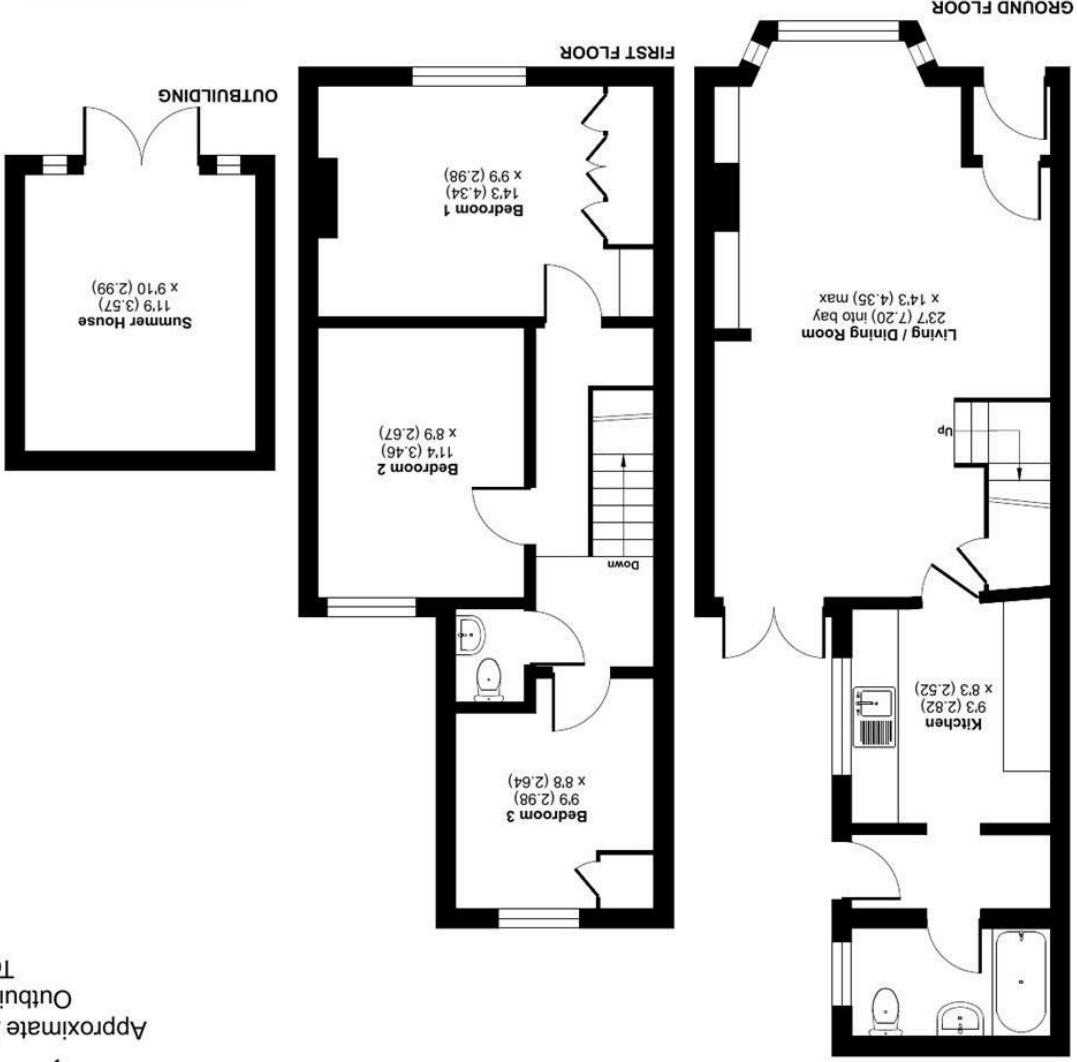
Watchetts Road, Camberley, GU15

Approximate Area = 900 sq ft / 83.6 sq m
Outbuilding = 115 sq ft / 10.6 sq m
Total = 1015 sq ft / 94.2 sq m
For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(17-38)
G	(1-20)
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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