The Avenue | | Camberley | GU15 3NQ

Price Guide £800,000 Freehold

Waterfords
Residential Sales & Lettings

The Avenue | Camberley | GU15 3NQ
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This fully refurbished and extended 1930's home has generous living accommodation in excess of 2,200 sq. feet and offers 5 bedrooms with two ensuite bathrooms, a 26ft kitchen/dining/sitting room and two further reception room. The house is convenient for Camberley Town Centre and enjoys a westerly facing garden with a 22ft garden cabin.

- 5 bedrooms
- 26ft kitchen/dining/sitting room
- Study
- Utility room
- 2 ensuite bathrooms
- Living room
- 22ft garden cabin
- Garage and driveway

Accommodation

This 1930's home has undergone extensive refurbishment and extension over the past 4 years and offers well appointed interiors with accommodation in excess of 2,200 sq. feet. The entrance hall gives access to the dual aspect living room, double doors open to the impressive 26ft kitchen/dining/sitting room, the kitchen is fitted with an excellent range of cabinets complimented by a central island unit , quartz worksurfaces and a range of integrated appliances. The sitting area has delightful westerly aspect views over the garden with bi-folding doors to the rear terrace and garden. The kitchen is served by a separate utility room with a downstairs cloakroom and gives access to the garage. Upstairs, the central landing leads to the principal bedroom benefitting from an ensuite bathroom with a separate full sized shower cubicle. The four remaining bedrooms are served by a second ensuite and a family bathroom.

The home benefits from energy efficient heating with air source heating and solar panels.

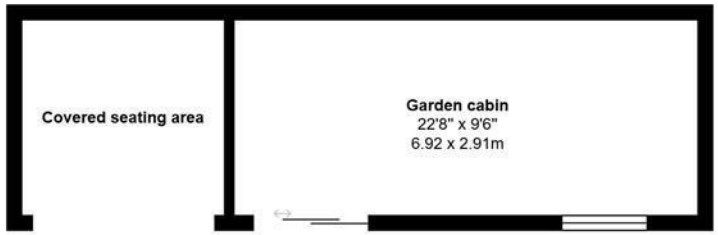
Fully refurbished

Outside

The home is approached by a driveway with parking for 3 cars leading to a single garage. A timber gate leads to a useful covered storage area and a pathway leads to the westerly facing with a rear patio and covered pergola, as well a further covered seating area. The artificial lawn is bordered by Laurel hedging and access is given to the fully insulated 22ft garden cabin with a wifi connection.

Location

Located in an established road close to Camberley Town Centre, this generously sized home 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.



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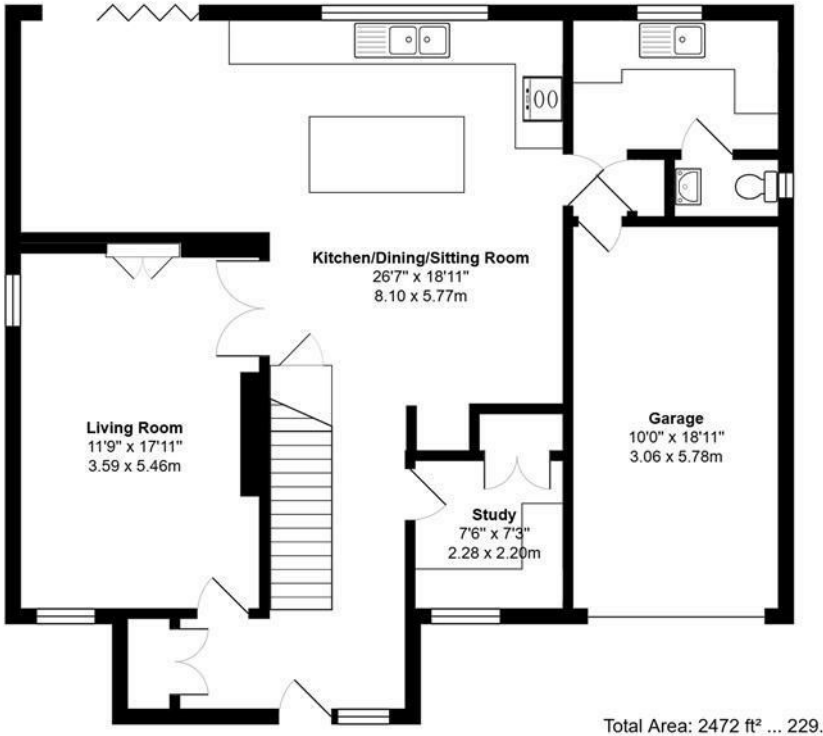

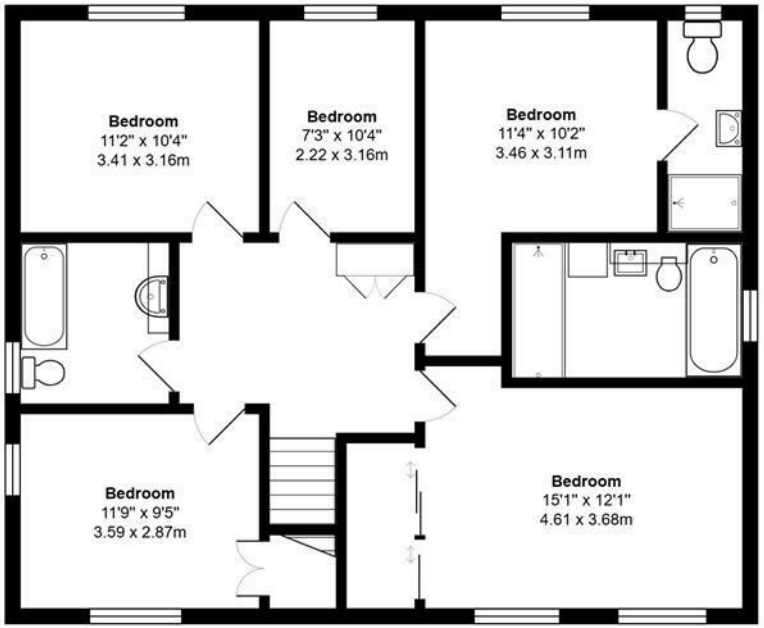

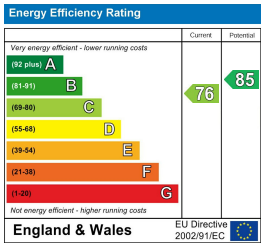

Total Area: 2472 ft² ... 229.7 m² Including Garage and outbuilding

All measurements are approximate and for display purposes only

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