



Yockley Close | Camberley | Surrey | GU15 1QQ

Price Guide £850,000 Freehold

Waterford's W
Residential Sales & Lettings

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Surrey | GU15 1QQ
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This well-proportioned 4-bedroom family home enjoys a cul-de-sac location and benefits from a mature south-facing garden.

- Cul-de-sac location
- 19ft kitchen
- 4 double bedrooms
- Conservatory
- Mature secluded garden
- Galleried landing
- Ensuite to master bedroom
- Double garage

Accommodation

This spacious family home enjoys more than 2,000 sq. feet of well-proportioned accommodation. The welcoming entrance hall gives access to a front-aspect living room with fireplace, a second reception room which is currently used as a dining and sunroom, the kitchen, a downstairs cloakroom and the garage. The 19ft kitchen is fitted with an excellent range of oak fronted cabinets and a range-style oven, and leads to a well-maintained conservatory and the well-stocked garden. Upstairs, the galleried landing leads to a dual-aspect master bedroom, with en-suite bathroom and built-in wardrobe, the remaining three double bedrooms and a family bathroom.



Cul-de-sac
location



Outside

This beautifully presented property is reached via a newly-laid private driveway. A gate to the side of the double garage leads to the secluded rear garden which enjoys a southerly aspect, two well-maintained patio areas and a level lawn bordered by mature planting.

Location

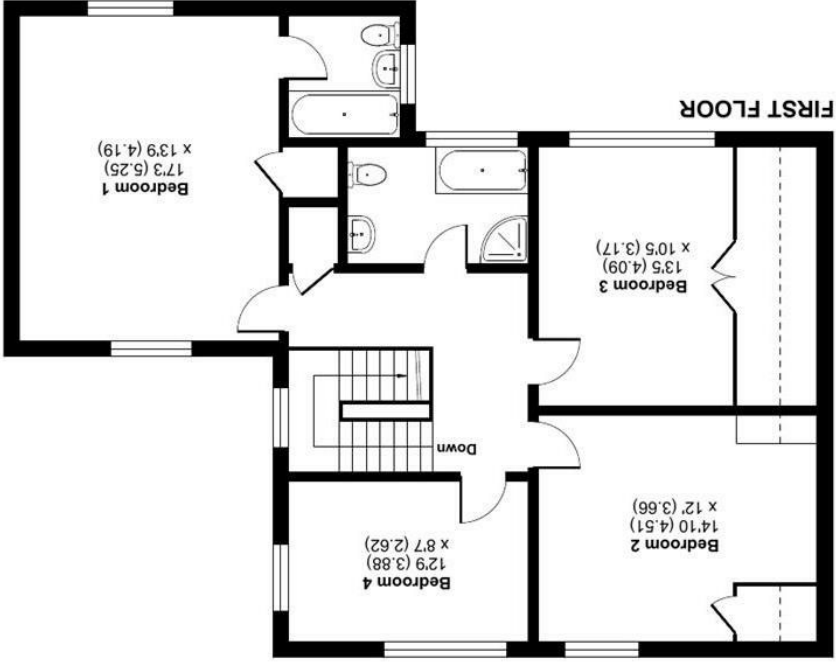
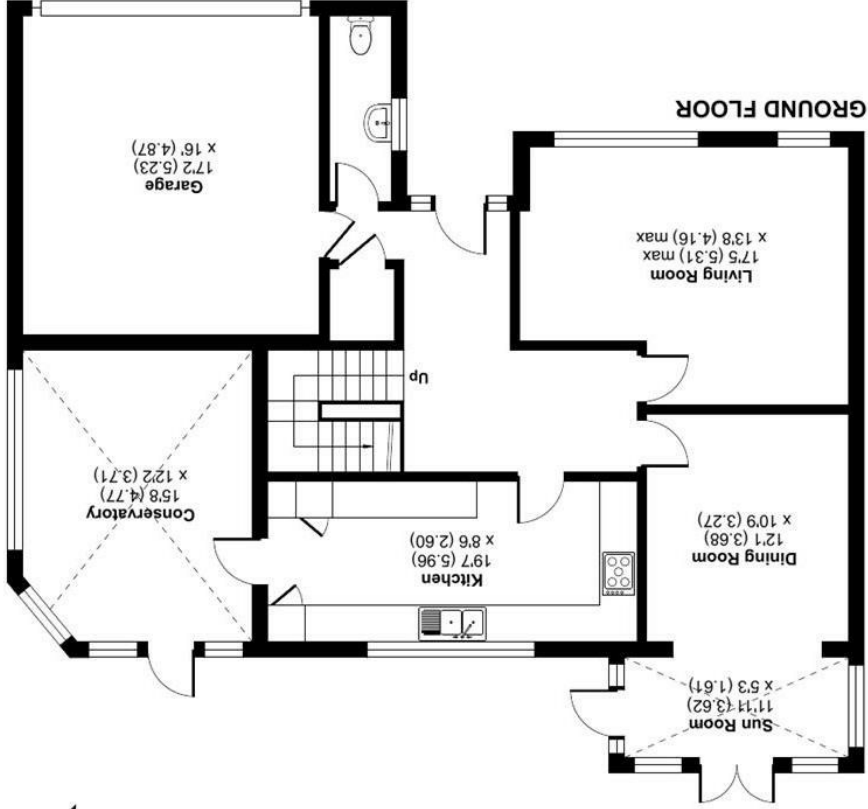
The property is located at the end of a quiet close, by the woodland on the edge of the popular and well-established Heatherside development. Heatherside boasts a range of facilities including a primary school, large recreation ground, Sainsbury's Local, public house and community centre. There are a range of excellent secondary schools within easy reach, as well as great access to commuter links via the A30 and M3.



Yockley Close, Camberley, GU15

Approximate Area = 2021 sq ft / 187.7 sq m
Limited Use Area(s) = 38 sq ft / 3.5 sq m
Garage = 266 sq ft / 24.7 sq m
Total = 2325 sq ft / 215.9 sq m
For identification only - Not to scale

Denotes restricted head height



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| 62 | 85 |
| 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 | (13-38) |
| G | (1-20) |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

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