



Yockley Close | | Camberley | GU15 1QG

Price Guide £650,000 Freehold

*Waterfords* W  
Residential Sales & Lettings

Yockley Close |  
Camberley | GU15 1QG  
Price Guide £650,000

This detached three bedroom bungalow is situated in a pleasant residential road on the edge of the popular Heatherside development. The property has a secluded rear garden and offers a chain free sale.

- Detached bungalow
- Living room
- Kitchen and utility room
- 95ft secluded garden
- 3 bedrooms
- Dining room
- Garage and carport
- No chain

## Description

This established detached bungalow offers well balanced accommodation, the front door leading to a central hallway which has a cloakroom and useful storage cupboards, a door leads to the front aspect dining room, this gives access to both the rear aspect living room and kitchen. The living room overlooks the secluded rear garden and is accessed via patio doors. The kitchen has a range of white cabinets and is complimented by a separate utility room. The three well proportioned bedrooms have build-in wardrobes and are served by a refitted shower room.





## Outside

The property is approached by a wide expanse of lawn and a driveway leading to the carport and 20ft garage. The west facing rear garden is approximately 95ft and enjoys a secluded outlook, mainly laid to lawn.

## Location

The property is located in a quiet close on the edge of the popular and established Heatherside development, there is a range of facilities including a Sainsbury's Local, public house and a community centre. Easy access to great commuter links via the A30/M3, as well as easy access to Camberley town centre and the villages of Lightwater and Frimley. A range of excellent local schools are also within easy reach.





# Yockley Close, Camberley, GU1

Approximate Area = 1300 sq ft / 120.8 sq m (Includes Garage)

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Waterfords. REF: 1222689



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			72
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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