



Wensleydale Drive | | Camberley | GU15 1SP

Price Guide £600,000 Freehold

*Waterfords* W  
Residential Sales & Lettings



Wensleydale Drive |  
Camberley | GU15 1SP  
Price Guide £600,000

This extended and well presented 4 bedroom home is located in a cul-de-sac location on the favoured Heatherside development, close to local schools including Tomlinscote and Ravenscote.

- 4 bedrooms
- Family bathroom
- Conservatory
- Cul-de-sac location
- Ensuite shower room
- Two reception rooms
- Driveway and garage
- Kitchen/breakfast room

## Accommodation

An entrance porch with a double glazed front door opens to the entrance hall with a storage cupboard and downstairs cloakroom. The dual aspect L-shaped living room is further complimented by a dining room with French doors opening to a dual aspect conservatory with a glass vaulted ceiling and a casement door leading to the garden. The extended kitchen is fitted with excellent range of shaker style units with contrasting worksurfaces and a range of integrated appliances, the kitchen has a breakfast area with a casement door leading to the garden. The first floor landing with linen cupboard leads to the main bedroom, with a built-in wardrobe and an ensuite shower room, two further double bedrooms, one with a built-in cupboard are complimented by a dual aspect 4th bedroom and all bedrooms served by a bathroom and separate WC.





## Cul-de-sac



## Outside

To the rear of the house is a full width patio leading to a lawn surrounded by mature flower and shrub borders, and a rockery bed. An archway leads to useful courtyard area with a timber shed and additional storage. To the front is a brick pavier driveway for 2 to 3 cars leading to the garage.

## Location

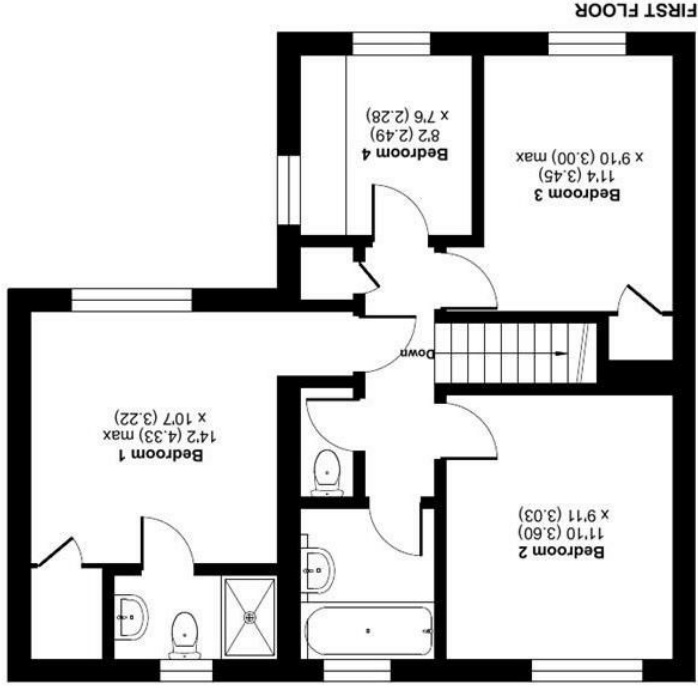
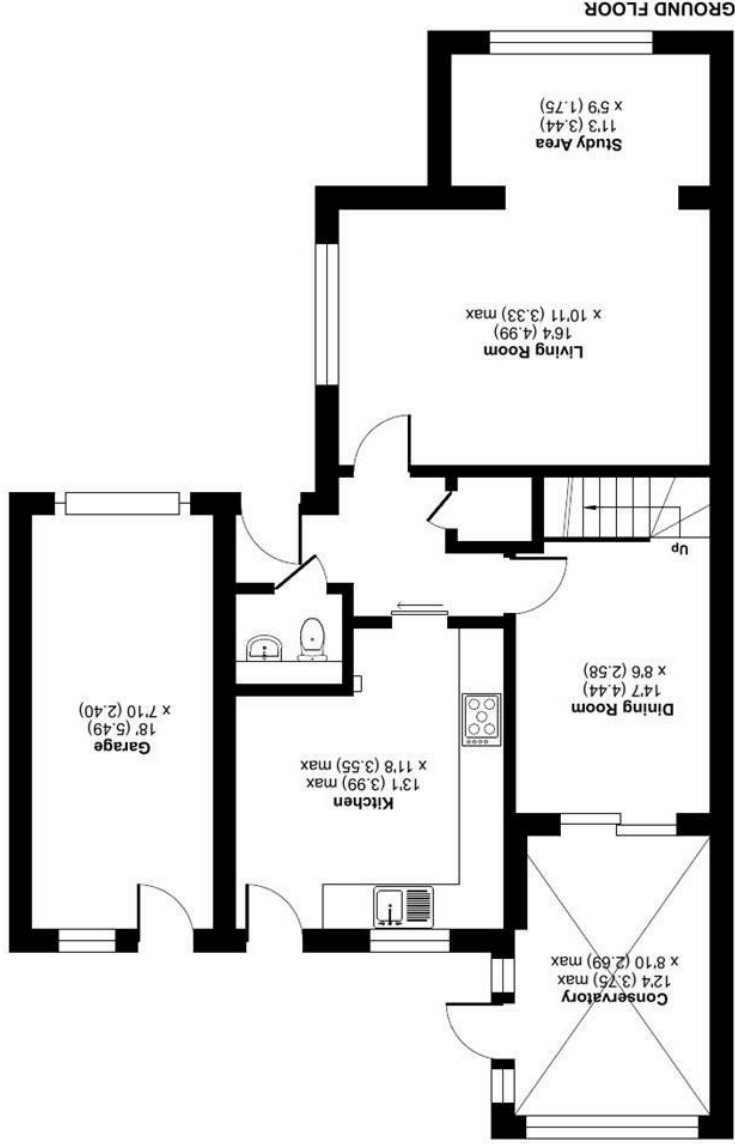
The property is located in a quiet cul-de-sac on the popular and established Heatherside development with a range of facilities including a Sainsbury's Local, pub and delightful open spaces including the impressive Wellingtonia Avenue, There is easy access to great commuter links via the A30/M3 and excellent local schools including Tomlinscote, Ravenscote and St Augustine's, all within easy reach.





# Wensleydale Drive, Camberley, GU15

Approximate Area = 1332 sq ft / 123.7 sq m  
 Garage = 142 sq ft / 13.1 sq m  
 Total = 1474 sq ft / 136.8 sq m  
 For identification only - Not to scale



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Energy Efficiency Rating	
Current	Potential
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
70	76

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