



Ravenstone Road | Camberley | Surrey | GU15 1SN

Price Guide £625,000 Freehold

*Waterfords* W  
Residential Sales & Lettings

Ravenstone Road | Camberley  
Surrey | GU15 1SN  
Price Guide £625,000

Situated in a cul-de-sac on the popular Heatherside development is this well-presented and extended three bedroom detached house enjoying delightful gardens.

- Three bedroom detached
- Kitchen and breakfast room
- Driveway parking
- Non overlooked garden
- Two reception rooms
- Close to schools & amenities
- Single garage
- Cul-de-sac location

### Accommodation

This well presented and extended home is approached by an entrance hall with a downstairs cloakroom, the front aspect living room is complimented by a rear aspect sitting/dining room and adjacent is the breakfast room which is open to the kitchen, this is fitted with a good range of shaker styled units, a door gives access to the side. Upstairs are three double bedrooms served by a refitted bathroom suite.



Attractive garden



## Outside

Externally the property benefits from a non overlooked rear garden, an Indian sandstone patio leads to the garden has a lawn enclosed by timber fencing and bordered by attractive planting, Access to the rear of the oversized garage and a wooden gate gives access to the front of the property. The driveway has parking for two cars and leads to the attached garage, and benefits from an electric charging point.

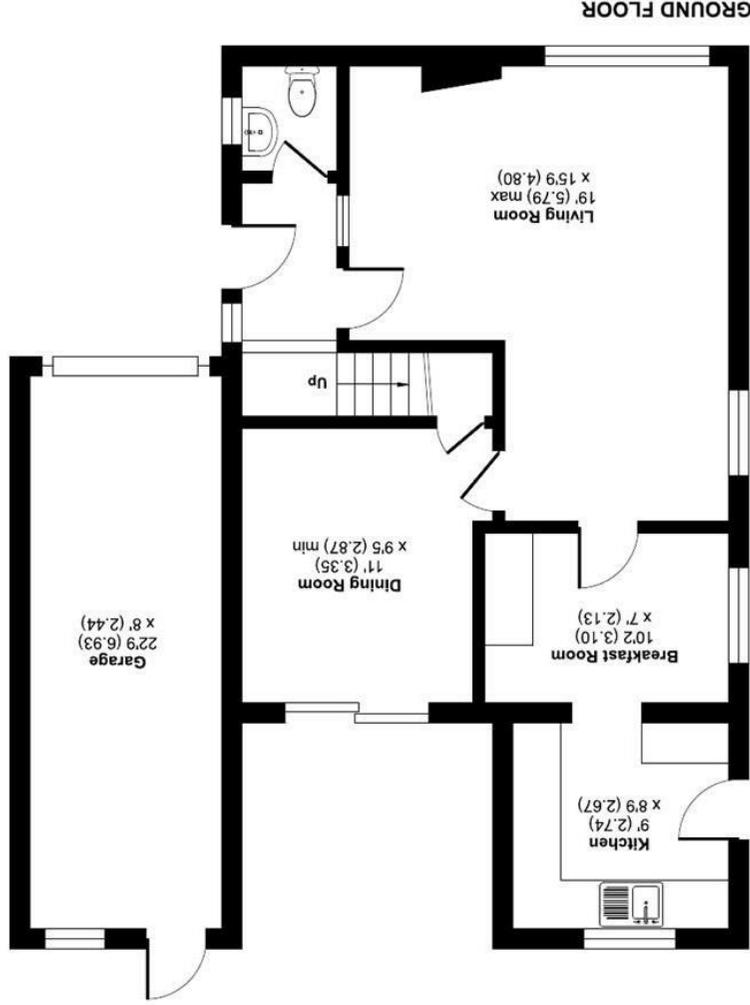
## Location

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, Easy access to

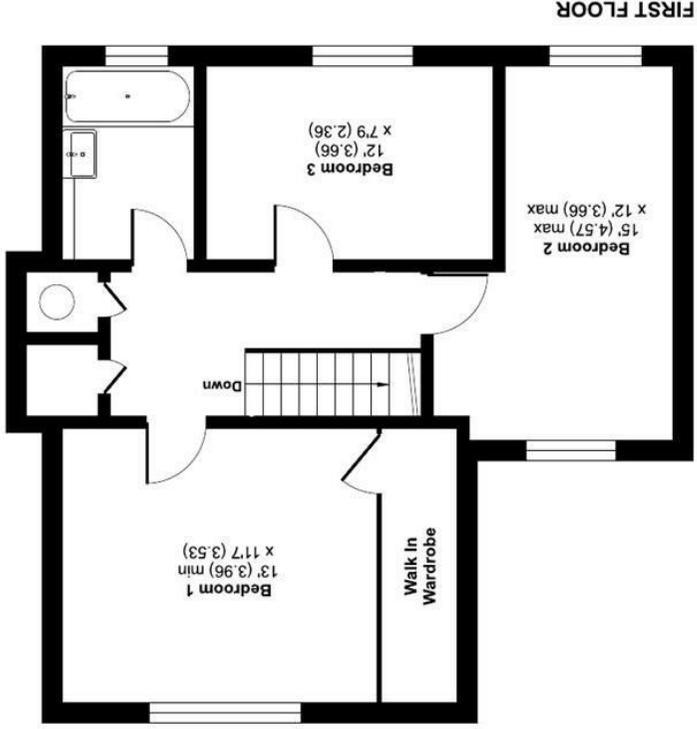


# Ravenstone Road, Camberley, Surrey, GU15

Approximate Area = 1202 sq ft / 111.6 sq m  
 Garage = 183 sq ft / 17 sq m  
 Total = 1385 sq ft / 128.6 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating	
Current Rating	Target Rating
81	62
<small>Very energy efficient - lower running costs (92-100) A</small> <small>Energy efficient (81-91) B</small> <small>Decent (69-80) C</small> <small>Needs improvement (51-68) D</small> <small>Needs significant improvement (35-50) E</small> <small>Poor (21-34) F</small> <small>Very poor (1-20) G</small>	
<small>EU Directive 2002/91/EC</small> <small>England &amp; Wales</small> <small>For energy efficient - higher running costs (1-20)</small>	

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 Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

