



Hillcrest Road | | Camberley | GU15 1LF

Offers In Excess Of £700,000 Freehold

*Waterfords*  
Residential Sales & Lettings



Hillcrest Road |  
Camberley | GU15 1LF  
Offers In Excess Of £700,000

A festive AI image to celebrate the Christmas holidays.

This well presented four bedroom home enjoys a cul-de-sac location and has a plot extending to 0.3 of an acre. No onward chain.

- Four bedrooms
- Ensuite shower room
- Living room
- Dining room
- Kitchen/breakfast room
- Utility room
- 0.3 of an acre
- Cul-de-sac location

## Description

An entrance porch with a front door opens to the entrance hall, this has an engineered oak floor, a downstairs cloak and a storage cupboard, The dual aspect living room has a feature limestone fireplace and patio doors to the garden, the dual aspect dining room is open plan to the kitchen/breakfast room and has a modern range of kitchen cabinets with a selection of integrated appliances, French doors open to the garden and the kitchen is served by a utility room with doors to the garden and front. On the first floor landing, doors open to all rooms, the main bedroom has a excellent range of fitted furniture and served by a modern ensuite shower room. The three remaining bedrooms, all have built-in wardrobes and served by a white bathroom suite.





## Cul-de-sac



## Outside

The property enjoys a plot 0.3 acre plot and the secluded rear garden has a full width terrace, with a raised decked area and an Indian sandstone patio, this leads to a wide expansive lawn dispersed by rhododendrons and pine trees, To the rear of the garden is a summer house, shed and greenhouse. Gated access is to the front, with parking for several vehicles leading to the former garage which has been utilised as a workshop.

## Location

Situated in an established road in Camberley, this property is towards the end of a cul-de-sac with a turning circle to the front, this home benefits from easy access to local schools. The commuter has convenient access to the M3 and beyond. making ideal for those commuting by road. The property is within easy reach of Camberley Town Centre and Train Station providing routes to Guildford and Ascot, along with Farnborough and Fleet Train Stations which have fast links to London Waterloo. The property is also ideally situated for nature lovers with Lightwater Country Park a short distance away providing 59 hectares of heathland, woodland and meadows to explore along with a lovely Café and Camberley Heath Golf club is also close.

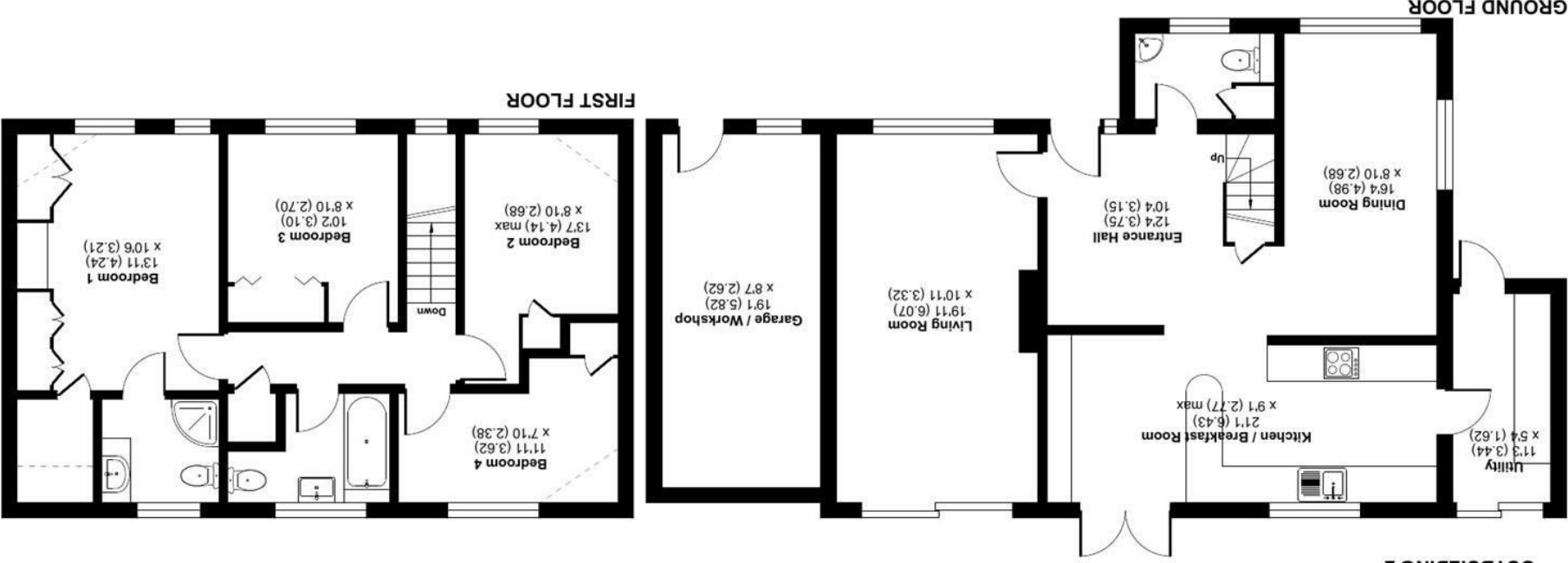


# Hillcrest Road, Camberley, GU15

Approximate Area = 1357 sq ft / 126 sq m (excludes summer house)  
Limited Use Area(s) = 25 sq ft / 2.3 sq m  
Garage / Workshop = 164 sq ft / 15.2 sq m  
Total = 1546 sq ft / 143.5 sq m  
For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating	
Current	Potential
62	84
Energy Efficiency Rating	
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
G	(1-39)
F	(40-49)
E	(50-59)
D	(60-69)
C	(70-79)
B	(80-89)
A	(90-100)
Very energy efficient - lower running costs	



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Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential).  
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