



Park Road | | Camberley | GU15 2SR

Price Guide £1,150,000 Freehold

*Waterford's* W  
Residential Sales & Lettings

Park Road |  
Camberley | GU15 2SR  
Price Guide £1,150,000

A festive AI image to celebrate the Christmas holidays.

This extended four bedroom 1930's home is bought to the market for the first time in 48 years and enjoys a delightful south facing 0.4 acre plot.

- 1930's detached home
- 4 bedrooms
- 2 generous reception rooms
- Kitchen/breakfast room
- Utility room
- 0.4 of an acre
- Delightful secluded garden
- In/out driveway

## Description

A Stain glass front door leads to the extended entrance hall with a refitted downstairs shower room. The 25ft rear aspect Living room has two French doors to the garden, a feature open fireplace and a dual aspect. The extended and dual aspect Dining room has French doors to the garden and a glazed glass door to the Kitchen/Breakfast room, the kitchen is fitted with a extensive range of oak fronted units and a selection of integrated appliances, the Breakfast room has a further range of oak fronted cabinets. The kitchen is served by a separate utility room with a Butler style sink and a range of cupboards with appliance space,, a glazed door leads to the garden. The first floor landing with airing cupboard leads to a master bedroom which enjoys a dual aspect with a dressing area with a range of built-in wardrobes and an ensuite bathroom with a separate walk-in shower cubicle. The remaining bedrooms, the 4th used as a home office, are served by a bathroom.



Delightful 0.4 of  
an acre plot



## Outside

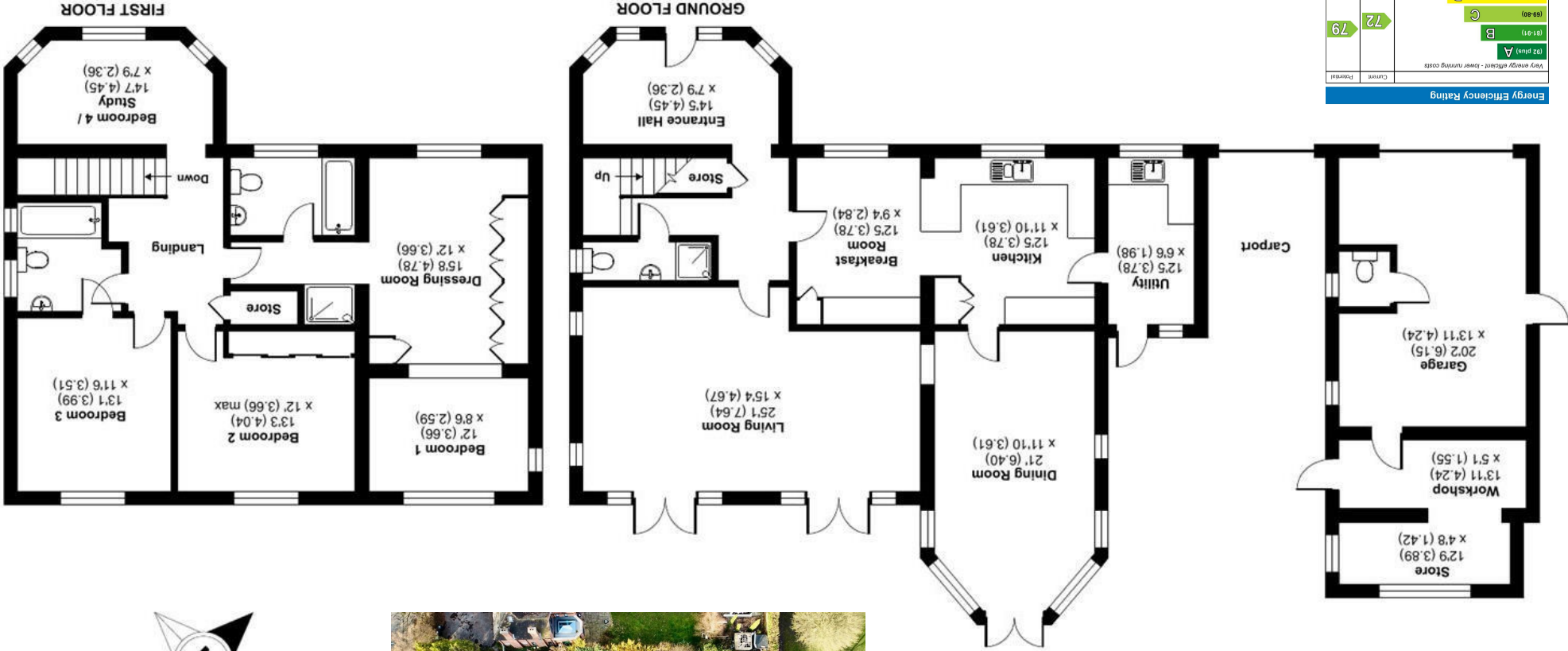
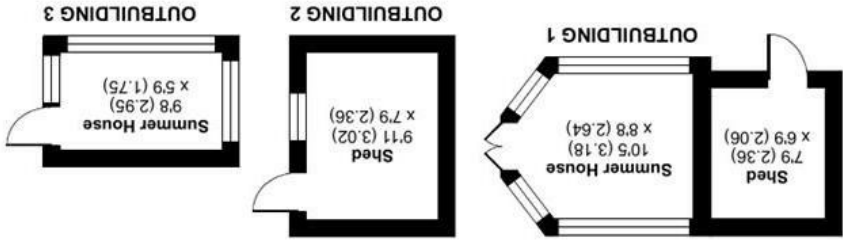
The property is approached by a horseshoe 'in and out' shingle driveway leading to a single garage and carport, both with electric remote controlled doors. To the rear is a full width Flagstone and brick pavia terrace with a summerhouse, the patio leads to a level and wide expanse of lawn, this enjoys a secluded outlook over Watchetts Park, the garden is bordered by mature conifer and hedgerow. To the rear is a further terraced patio adjacent to the summer house and timber shed. The overall plot is 0.4 of an acre.

## Location

Located in an established tree lined road close to Camberley Town Centre, this 1930's home is in an convenient location with highly regarded schools just a short distance away along with many popular leisure facilities such as Camberley Leisure Centre and located for Camberley High street and the Atrium with a wealth of shops and restaurants. Camberley Train station is within walking distance. and Farnborough mainline station is 3 miles providing a direct link to London Waterloo in 38 minutes. Commuting via car is also easy from this property with the M3 located a short drive away.

# Park Road, Camberley, GU15

Approximate Area = 2350 sq ft / 218.3 sq m  
Garage = 441 sq ft / 41 sq m  
Outbuildings = 281 sq ft / 26.1 sq m  
Total = 3072 sq ft / 285.3 sq m  
For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
72	79
Very energy efficient - lower running costs	
A	
(92 plus)	
B	
(81-91)	
C	
(69-80)	
D	
(55-68)	
E	
(39-54)	
F	
(21-38)	
G	
(1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Waterfords. REF: 1264342

