



Chatsworth Heights | Camberley | Surrey | GU15 1NH

Price Guide £800,000 Freehold

*Waterfords* W  
Residential Sales & Lettings

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Surrey | GU15 1NH  
Price Guide £800,000

This extended Charles Church constructed home enjoys a secluded south facing garden and a stunning open plan kitchen/breakfast room. The overall plot extends to approximately a 5th of an acre. No onward chain.

- 5th of an acre
- 4 bedrooms
- Driveway for several cars
- No onward chain
- Stunning open plan kitchen
- 3 bath/shower rooms
- Secluded garden
- Popular residential road

### Accommodation

This well presented home built by Messrs Charles Church has undergone several improvements in recent years and is approached by a entrance porch to the hallway with a downstairs shower room and an understairs cupboard. The extended living accommodation includes a dual aspect living room with a feature fireplace, giving access to a rear aspect dining room and a home office/study, both overlooking the rear garden. The original garage was converted to provide a stunning kitchen/breakfast room with bi-folding doors to the rear garden, the kitchen is fitted with contemporary cabinets and a central island unit. The kitchen is served by a separate utility room. Upstairs, the 4 bedrooms are served by an ensuite shower room and a family bathroom.



No Onward  
Chain



## Outside

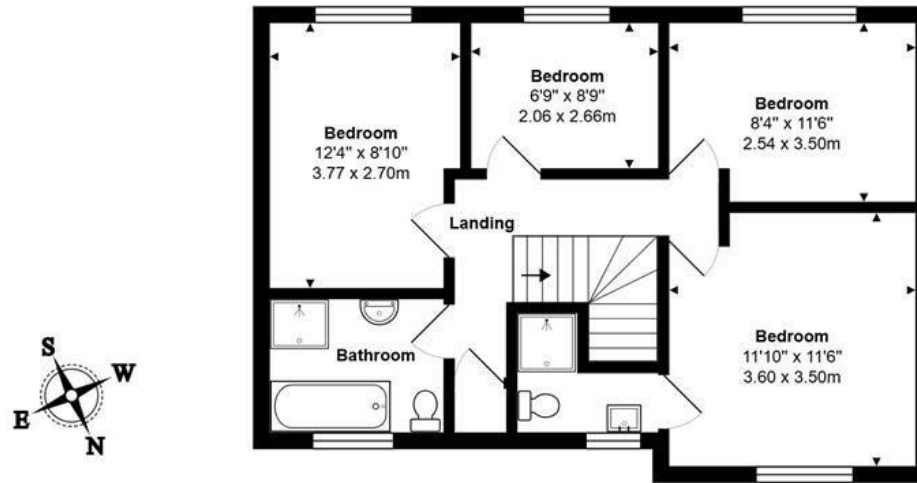
The property is approached by a driveway with parking for several cars. The rear garden is secluded and enjoys a southerly aspect, the overall plot approaches a 5th of an acre and the full width Indian sandstone patio leading to a an expanse of lawn, bordered by timber fencing and attractive flower beds.

## Location

Situated in an established and sought after road in Camberley, 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



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Total Area: 1628 ft<sup>2</sup> ... 151.2 m<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	81
		EU Directive 2002/91/EC	

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