



Moorlands Road | | Camberley | GU15 3AE

Price Guide £650,000 Freehold

*Waterford's* W  
Residential Sales & Lettings

Moorlands Road |  
Camberley | GU15 3AE  
Price Guide £650,000

This extremely well presented Victorian home has undergone extensive refurbishment and extension in recent years and offers generous and flexible accommodation in excess of 2,220 sq. feet. The living space has been adapted to offer annexed accommodation.

- 2,200 sq ft living space
- 2 reception rooms
- Conservatory
- Utility room
- 4 bedrooms
- 3 bathrooms
- Two Kitchens
- Annexed accommodation

### Accommodation

This well presented Victorian home has undergone extensive refurbishment and extension over the past 12 years and has the opportunity to offer a flat or annexed accommodation. The 20ft rear aspect living room is complemented by two further downstairs room and a conservatory. The kitchen is well fitted and is served by two utility rooms and the second kitchen could serve as a breakfast room. Upstairs, a spacious landing leads to the principal bedroom with an ensuite shower room, the two further bedrooms are served by a large shower room, as well as a further shower room downstairs.



2,200 sq. ft  
accommodation



## Location

Located within easy reach of Camberley Town Centre with highly regarded schools just a short distance away as well as many popular leisure facilities such as Camberley Leisure Centre and Watchetts Park. The property is conveniently located for the A30, High Street and the Atrium with a wealth of shops and restaurants, along with Camberley Train station within walking distance. commuting via car is also easy from this property with the M3 and M4 located a short drive away.

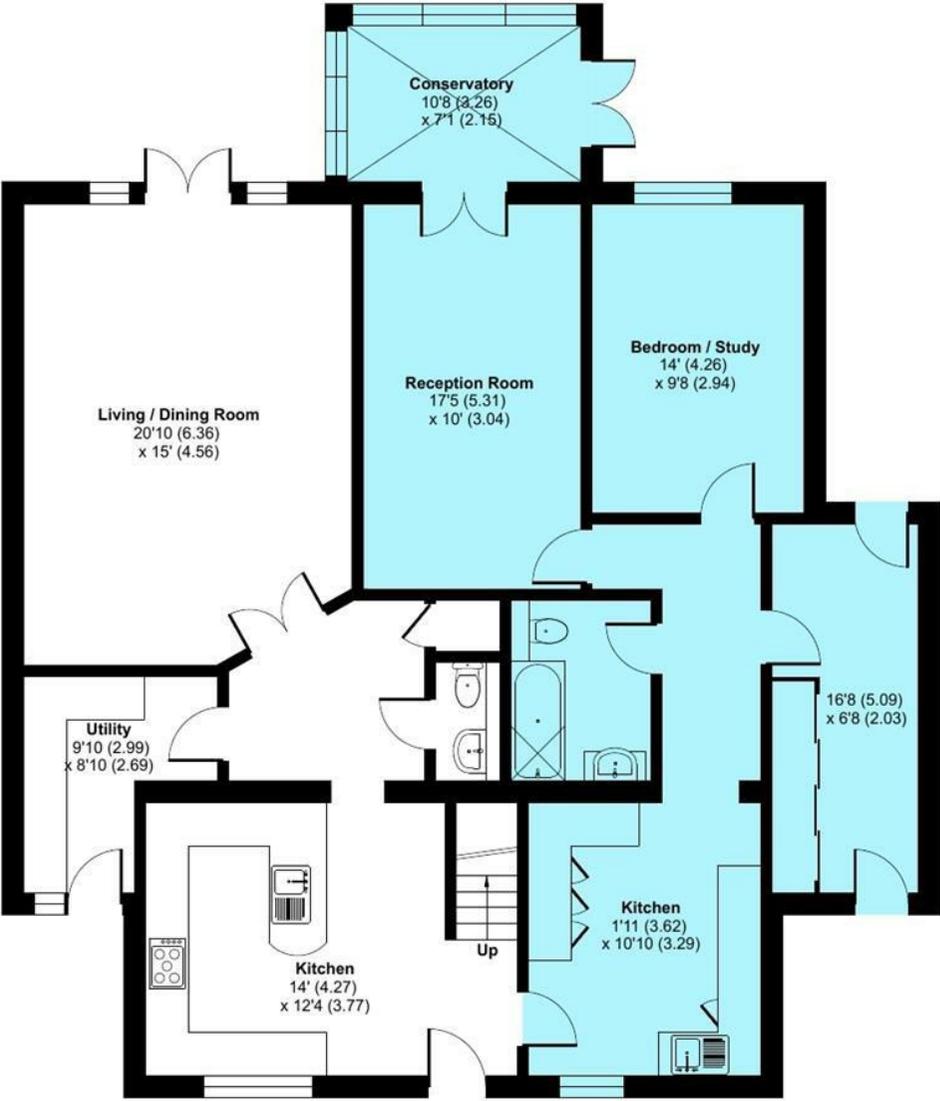
## Outside

The property has dual driveways for two small cars leading to the two utility rooms. The rear garden has two patio areas leading to the level lawn enclosed by timber fencing. To the rear is a covered seating area with a ornamental pond and to the rear of the garden is a timber shed and a brick built workshop.



# Moorlands Road, Camberley, GU15

Approximate Area = 2221 sq ft / 206.3 sq m  
 Outbuilding = 106 sq ft / 9.8 sq m  
 Total = 2327 sq ft / 216.1 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Waterfords. REF: 1430984



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