



## Maywood St. Luke

Maywood Drive | Camberley | Surrey | GU15 1LH

Offers Over £800,000 Freehold

*Waterford's* W  
Residential Sales & Lettings



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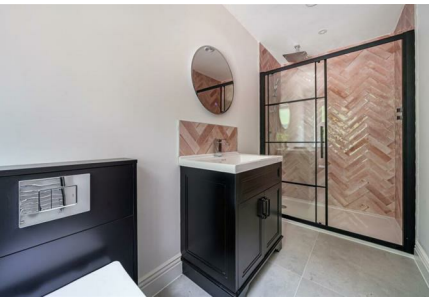
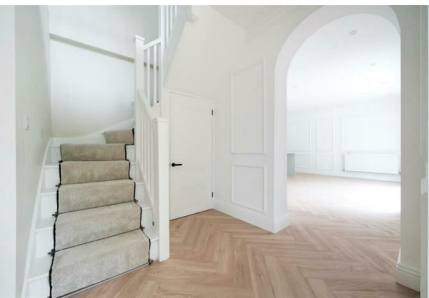
SALE AGREED BY WATERFORDS - Set in a private road, this extended and completely refurbished 4 bedroom character home is steeped in history and now offers spacious accommodation within secluded grounds of approximately 1/4 of an acre. No onward chain.

- Four bedroom refurbished home
- En Suite and family bathroom
- Private and secluded location
- No Onward Chain
- Council Tax Band : G
- Three reception rooms
- Double garage and driveway
- Electric Car Charging Point
- EPC : C

## Property Description

This well appointed home enjoys a spacious entrance hall with a cloakroom and cloaks cupboard. The 18ft dual aspect living room has bi-fold doors onto the garden. The adjacent study or family room compliments the living accommodation, whilst the 18ft dual aspect kitchen/dining room also benefits from bi-fold doors to the patio and garden. The kitchen features Quartz work surfaces, a breakfast island unit and a variety of integrated AEG and NEFF appliances. There is a separate utility room which houses the boiler and additional storage cupboards and provides rear access from the property. On the first floor, there is a spacious landing with access to four double bedrooms, with an luxurious ensuite to the main bedroom and a stylish four piece family bathroom, with dual sinks, a freestanding bath and a double shower.





## Outside

The property occupies a 0.25 acre plot, the property being approached by driveway leading to a 17ft x 17ft double garage and private gravel driveway with turning point and electric charging point. The garden has an attractive and non overlooked patio leading to the level lawn, access to the rear of the property and an additional woodland garden that has a World War II pill box that could be utilised for storage or children's den.

## Location

Maywood Drive falls within easy reach of Camberley Town Centre which benefits from an array of shops, restaurants and a golf course. The property is within close proximity to major road links: M3, M4 & M25 and rail links, including Camberley, Sunningdale, Brookwood and Farnborough.



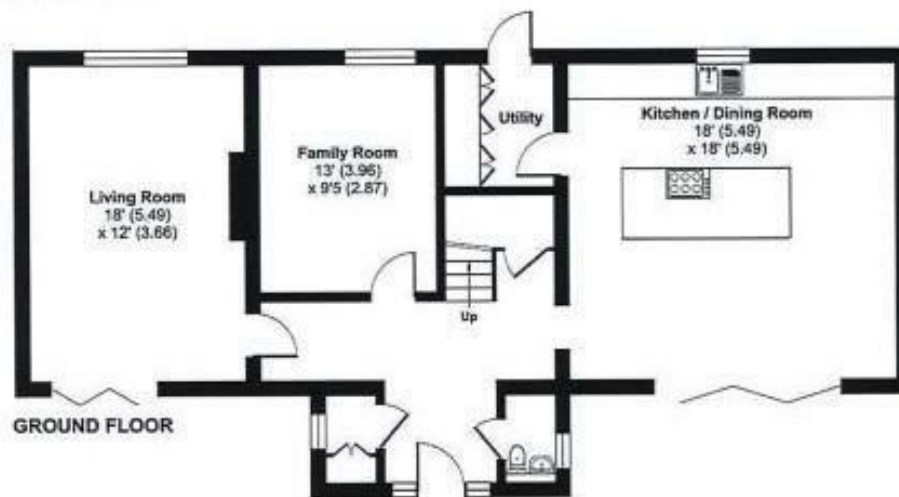
# Maywood St Luke, Maywood Drive, Camberley, GU15

Approximate Area = 1840 sq ft / 170.9 sq m

For identification only - Not to scale



Total square footage  
including garage =  
2146 sq ft/199 sq m



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.

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