



Barossa Road | | Camberley | GU15 4JE

Price Guide £425,000 Freehold

**Waterfords**  
Residential Sales & Lettings



Barossa Road |  
Camberley | GU15 4JE  
Price Guide £425,000

This attractive and well presented Victorian semi-detached home has two double bedrooms and a stylish first floor bathroom and also benefits from a driveway and garage. Located conveniently for Camberley Town Centre and the A30 to M3.

- Attractive Victorian home
- Two double bedrooms
- Stylish upstairs bathroom
- Sitting room
- Dining room
- Shaker style kitchen
- Garden
- Garage and driveway

## Description

This attractive and well presented two bedroom Victorian semi-detached home is approached by a double glazed door opening to the entrance hall, the living accommodation comprises a sitting room with attractive bay window opening to a rear aspect dining room with exposed timber floor, fitted shelving and a storage cupboard, a glazed door leads to the garden and a door leads to the dual aspect kitchen, this has a good range of shaker styled cabinets with contrasting quartz worksurfaces. The first floor landing opens to a useful study area, two double bedrooms are complimented by a stylish white bathroom suite.







## Outside

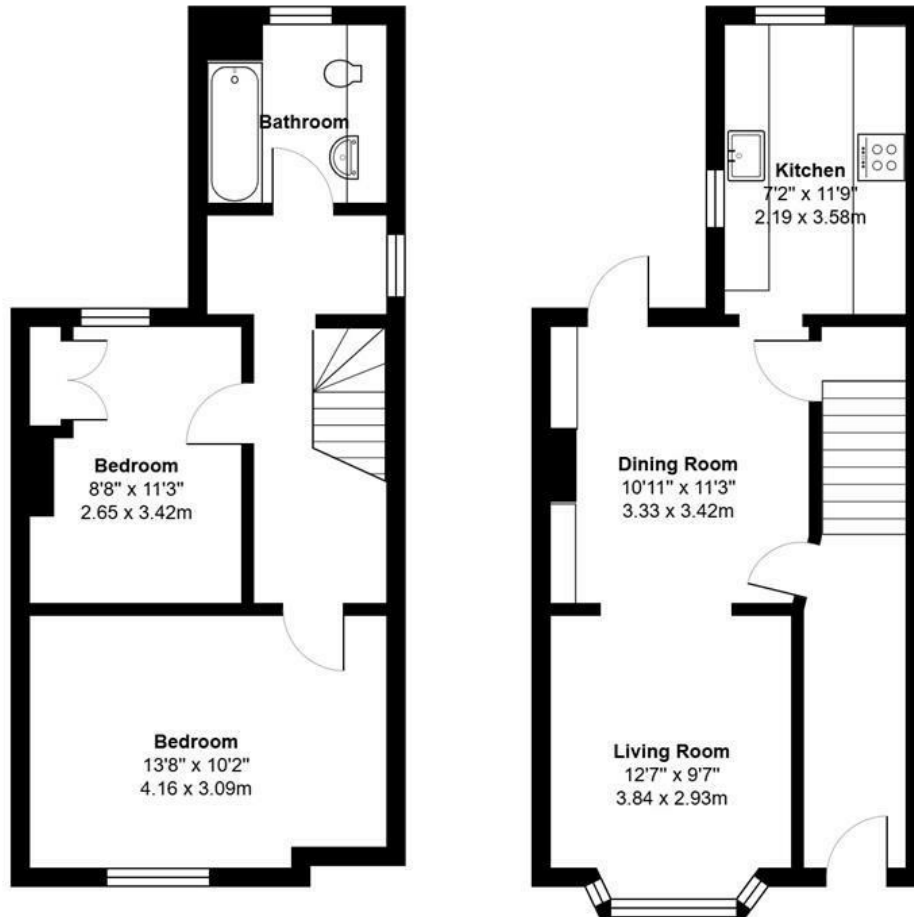
The front door is approached by a pathway and a shared driveway leads to a private driveway leading to the garage. The rear garden has two patio areas and a level area of lawn with shrub borders.

## Location

The property has easy access to green spaces including Barossa Nature Reserve and Swinley Forest. Camberley is ideally situated thirty-five miles southwest of central London on the A30 and within easy access of junctions 3 & 4 of the M3 motorway. There are regular trains from London to Camberley and fast trains from Farnborough to Waterloo (45 minutes). Camberley offers a good variety of high street retailers and The Atrium complex has a nine-screen cinema, bowling alley, health & fitness club, cafés and restaurants, whilst nearby The Meadows has superstores including Marks and Spencer and Next. Camberley Heath Golf Course offers excellent facilities along with Camberley Cricket Club and the Camberley Theatre. There is a wide range of well-respected schools in both the state and private sectors.



24, Barossa Road, Camberley, GU15 4JE



House 842 ft² ... 78.2 m² - 972 sq ft. (90.4 sq m) Including Garage

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>61</b>
(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

27 High Street

Camberley

Surrey

GU15 3RB

01276 66566

camberley@waterfords.co.uk