



Cambrian Close | | Camberley | GU15 3LD

Price Guide £625,000

Waterford's *W*
Residential Sales & Lettings

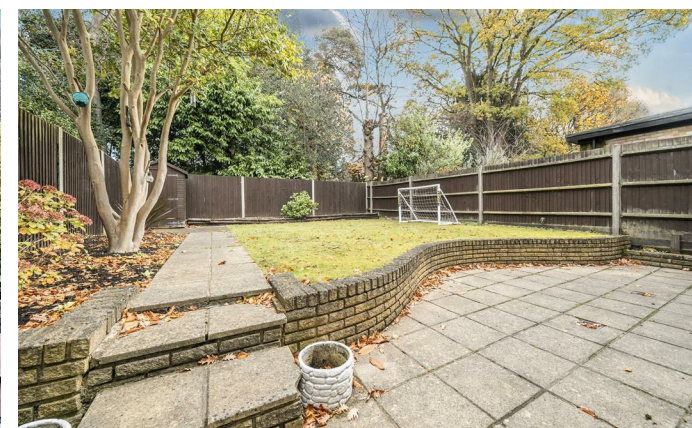
Cambrian Close |
Camberley | GU15 3LD
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This well presented four bedroom detached home is located in a quiet cul-de-sac convenient for Camberley town centre.

- 4 bedrooms
- Secluded garden
- Ensuite shower room
- Close to town centre
- 2 reception rooms
- Cul-de-sac location
- Family bathroom
- Quiet location

Accommodation

This well presented four bedroom detached home, situated in a sought-after location close to the town centre. The front door opens to the entrance hall, leading to the spacious rear aspect living room, which gives access to the front aspect dining room. The kitchen is fitted with a good range of cabinets and has a selection of integrated appliances. There is access to the garage and utility room. Upstairs are four well-proportioned bedrooms, with three benefitting from built-in wardrobes. There is a family bathroom, and an ensuite shower to the main bedroom.



Cul-de-sac



Outside

To the front there is parking for several cars and access to the garage. The secluded rear garden benefits from a full width patio leading to the remainder of the garden which is laid to lawn and enclosed by timber fencing.

Location

The property is situated in a pleasant no through road and is within easy reach of Camberley Town centre with a good selection of shops, restaurants and the Vue cinema complex. The area has sought after schools and the train station gives access to Ascot and the South Coast. There is also easy access to the A30 and M3 motorway with various routes into London and the South coast.





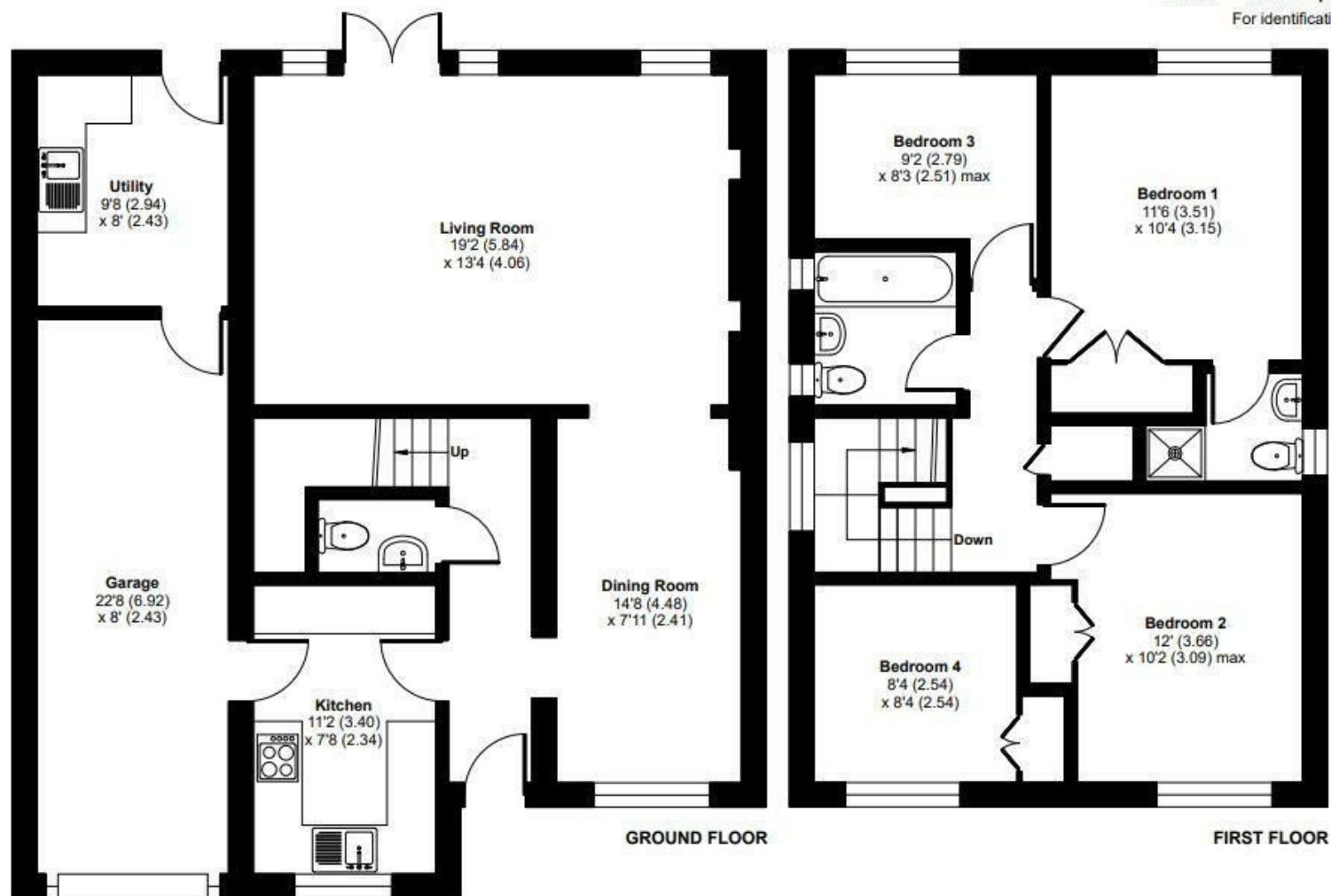
15 Cambrian Close, Camberley, GU15 3LD

Approximate Area = 1147 sq ft / 106.5 sq m

Garage = 248 sq ft / 23 sq m

Total = 1395 sq ft / 129.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
EU Directive 2002/91/EC		

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