



Augustus Gardens | | Camberley | GU15 1HL

Freehold





## Augustus Gardens | Camberley | GU15 1HL

This modern and well presented five bedroom home has living accommodation in excess of 2,200 sq. ft and is located in a cul-de-sac with convenient access to Tomlincoate and Ravenstone schools.

- Five double bedrooms
- Double garage
- 18ft Dining room
- 19ft Kitchen and Utility room
- Two ensuite shower rooms
- 23ft Living room
- 16ft Family room
- Secluded gardens

### Description

This modern and well presented home has living accommodation in excess of 2,200 sq. ft and is approached by a entrance hall with a downstairs cloakroom. The three reception rooms include a 23ft rear aspect living room with double doors to the 16ft family room this is complimented by an 18ft dining room. The modern and well planned kitchen/breakfast room has a door to the garden and is served by a separate utility room. Upstairs are five good sized bedrooms with two ensuite shower rooms and a family bathroom.





Cul-de-sac



## Outside

The property is approached by a driveway with parking for several cars leading to the double garage. A wide expanse of front garden is laid and gives access to the secluded rear garden that extends to approximately 55ft with a full width patio leading to a level lawn.

## Location

Located in a popular area in Camberley, this property is towards the end of a cul-de-sac with a private green to the front, this home benefits from easy access to local schools including Tomlinscote and Ravenstone. The commuter has convenient access to the M3 and beyond, making ideal for those commuting by road. The property is also a short drive from 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 close.

Augustus Gardens, Camberley, GU15 1HL



Total Area: 2472 ft² ... 229.6 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating	
Current	Potential
Energy Efficiency Rating	
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(65-80)
D	(55-64)
E	(49-54)
F	(35-48)
G	(1-20)
Not energy efficient - higher running costs	
80	
65	

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