



Claremont Avenue | Camberley | | GU15 2DR

Price Guide £725,000 Freehold

Waterfords W
Residential Sales & Lettings

Claremont Avenue | Camberley
| GU15 2DR
Price Guide £725,000

This established family home occupies a delightful secluded 1/4 acre plot and has the opportunity to extend (subject to necessary consents). No onward chain.

- 3 double bedrooms
- 0.23 acre plot
- Kitchen/breakfast room
- Opportunity to extend
- 3 reception rooms
- Secluded rear garden
- Pleasant residential road
- No onward chain

Accommodation

This established 1950s home has a covered entrance porch, and the front door opens to the entrance hall with a downstairs cloakroom. The dual aspect living room has a feature fireplace and patio doors open to the rear garden. The living accommodation is further complimented by a front aspect dining room with exposed parquet flooring and the rear aspect kitchen/breakfast room has a good range of cabinets with a breakfast bar, an archway opening into a breakfast area with a casement door giving access to the garden, and a further door opens into a further reception room which could serve as a family room or home office. Upstairs, the galleried landing leads to a dual aspect master bedroom further complimented by two double bedrooms, both with built-in cupboards and all bedrooms are served by family bathroom.



No onward chain



Outside

The rear garden is a key feature of this established home and enjoys a secluded outlook, the full width paved patio has a covered pergola and leads to a level lawn interspersed and bordered by a variety mature borders, with an ornamental fish pond and a summerhouse to rear. The overall plot extending to approximately a 1/4 of an acre. To the front of the property is a brick pavia driveway with parking for several cars.

Location

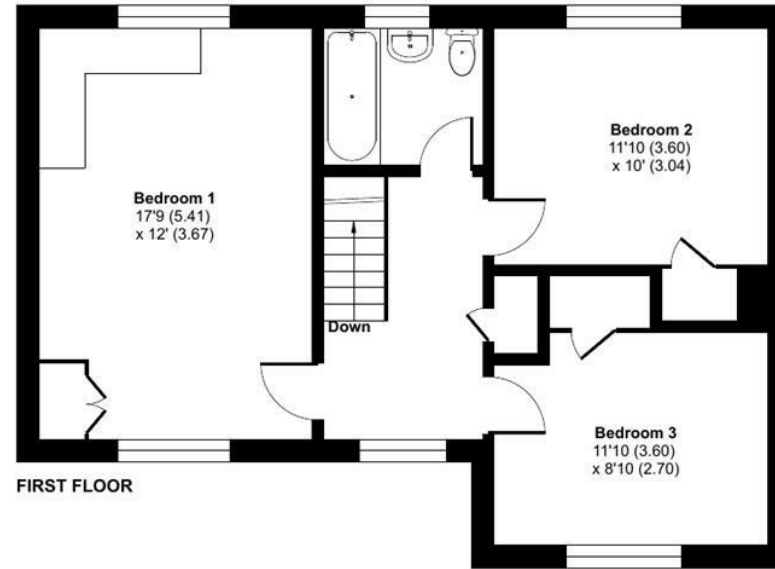
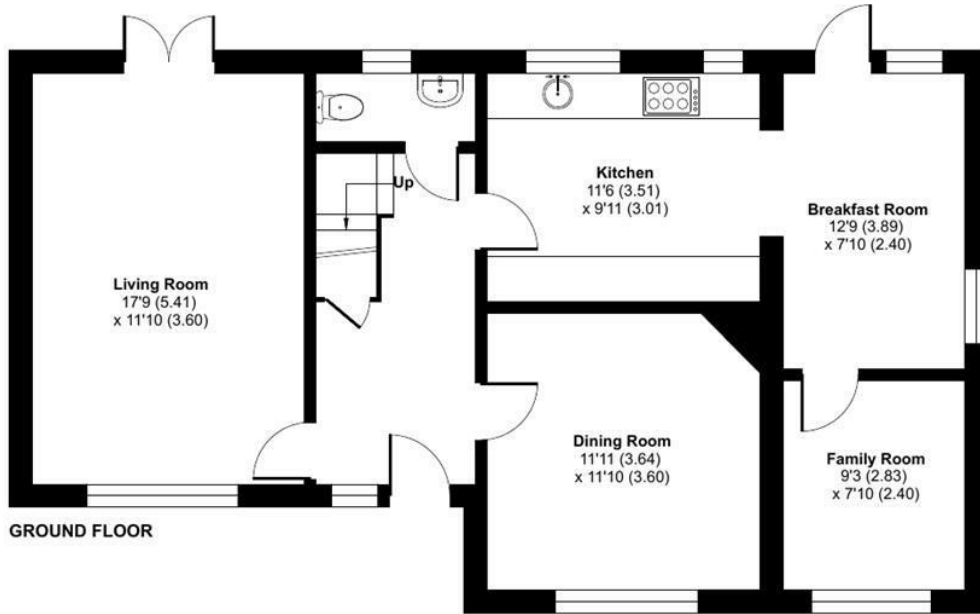
The property is located in an established residential road with convenient access to Camberley Town Centre, and with easy access of junctions 3 and 4 of the M3 motorway. There are regular trains from London to Camberley and fast trains from Farnborough to Waterloo (45 minutes). Camberley offers a good 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.



Claremont Avenue, Camberley, GU15

Approximate Area = 1425 sq ft / 132.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Waterfords. REF: 1432176

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	67
(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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