



Walkers Ridge | Camberley | Surrey | GU15 2DF

Guide Price £1,250,000 Freehold

*Waterford's* W  
Residential Sales & Lettings



Walkers Ridge | Camberley  
Surrey | GU15 2DF  
Guide Price £1,250,000

Occupying a secluded plot approaching 0.4 of an acre is this established and extended family home, offering accommodation approaching 3,000 sq. ft, and comprises 5 bedrooms, 4 reception rooms and 3 shower/bathrooms. No onward chain.

- Prestigious location
- 5 double bedrooms
- 4 shower/bathroom
- 4 reception rooms
- Conservatory
- 0.39 of an acre plot
- Garage
- No onward chain

### Accommodation

This established and extended family home offers well balanced and spacious accommodation approaching 3,000 sq ft. The entrance porch opens to the entrance hall with a cloakroom room. The triple aspect Living Room has views over the garden and opens to the rear aspect Dining Room. The Family room opens to both the Conservatory and 19ft Kitchen with an excellent range of cabinets and is served by a large Utility Room. The living accommodation is further complimented by a Study. Upstairs, the main bedroom enjoys a dual aspect and a walk-in dressing area and a ensuite bathroom, the remaining four double bedrooms are served by a further ensuite and a family bathroom.





No onward chain



## Outside

The overall plot extends to 0.39 of an acre and has a high degree of privacy. The driveway has parking for several cars and leads to the Garage. The SW facing rear garden is approached by a rear patio leading to a wide expanse of lawn, bordered by a variety of mature trees.

## 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 give 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.

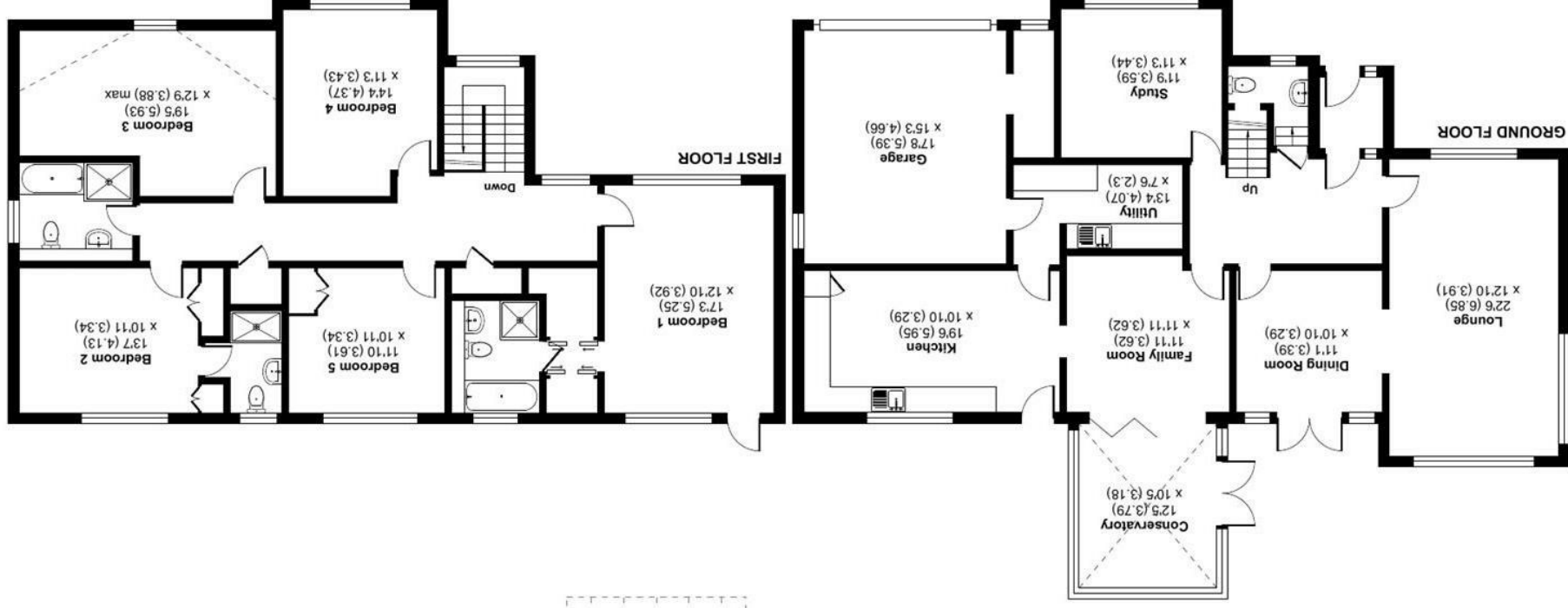




Approximate Area = 2776 sq ft / 257.8 sq m  
 Limited Use Area(s) = 20 sq ft / 1.8 sq m  
 Garage = 307 sq ft / 28.5 sq m  
 Total = 3103 sq ft / 288.2 sq m

For identification only - Not to scale

**Denotes restricted head height**



| Energy Efficiency Rating                                                                                                                                                   |                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| Very energy efficient - lower running costs                                                                                                                                | Very energy inefficient - higher running costs     |
| <p><b>A</b> (93 points)</p> <p><b>B</b> (81-91)</p> <p><b>C</b> (69-80)</p> <p><b>D</b> (55-68)</p> <p><b>E</b> (39-54)</p> <p><b>F</b> (21-38)</p> <p><b>G</b> (1-20)</p> | <p>Not energy efficient - higher running costs</p> |
| Current                                                                                                                                                                    | EU Directive                                       |
| 70                                                                                                                                                                         | 77                                                 |

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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