



The Royal Way | Deepcut | Camberley | GU16 6TJ

£725,000 Freehold

*Waterford's* W  
Residential Sales & Lettings



## The Royal Way | Deepcut Camberley | GU16 6TJ £725,000

Situated in an elevated location and enjoying an open aspect to the rear, this 3 year old home built by Bovis Homes, overs 4 double bedrooms and a stunning 28ft kitchen/breakfast/sitting room.

- 4 double bedrooms
- 28ft kitchen/breakfast/sitting room
- Utility room
- 45ft garden
- 2 ensuites
- Family bathroom
- Living room
- Garage and driveway

### Accommodation

This well appointed home is approached by a spacious entrance hall with a downstairs cloakroom, the front aspect living room has a square bay window and compliments the impressive 28ft kitchen/breakfast/sitting room. The sitting area has bi-fold doors to the rear and the kitchen has an excellent range of shaker styled cabinets, complimented by quartz worksurfaces and a separate utility room. Upstairs, the generously sized landing leads to 4 double bedroom, served by 2 ensuite shower room and a family bathroom.

Estate charge £251 p.a





Delightful open  
aspect



## Outside

The property is located in a cul-de-sac and approached by a driveway for two cars leading to the single 19ft garage. To the rear is a full width patio leading to a level lawn and a children's play area to the rear. The whole is enclosed by timber fences and enjoys a open and elevated aspect.

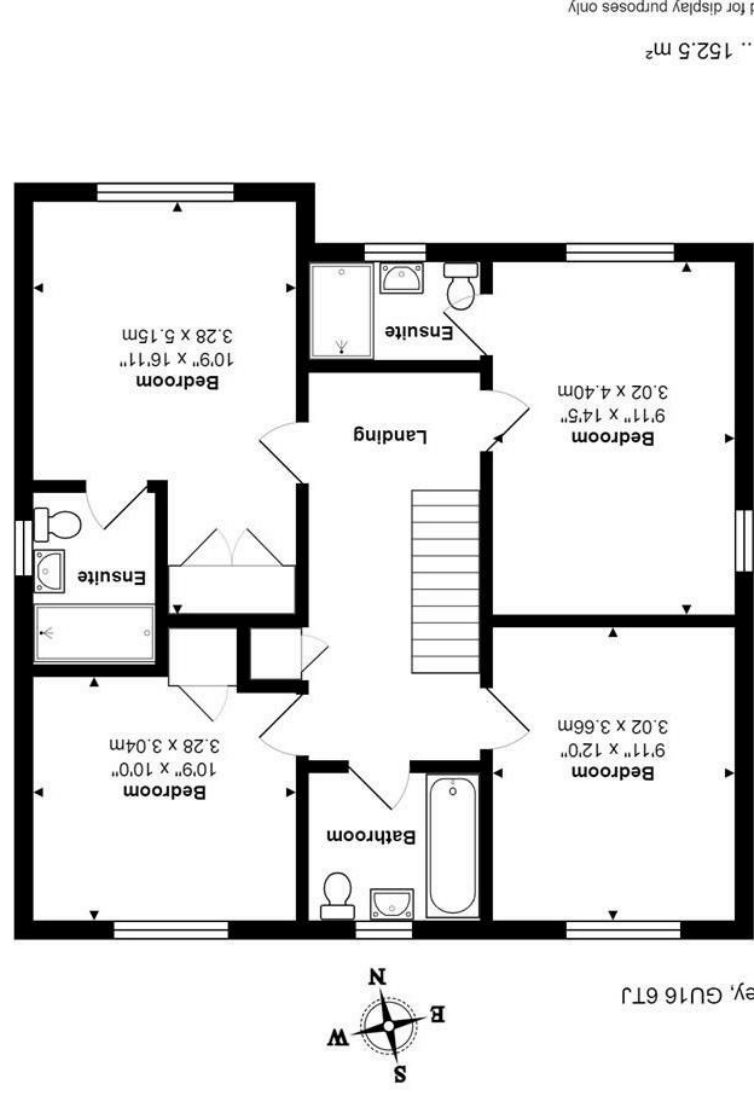
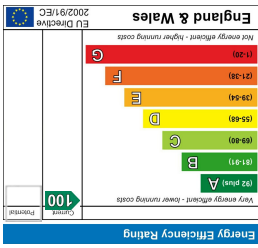
## Location

Located on the popular Mindenhurst development in Deepcut village, with access to delightful countryside walks accessing canals and woodland. The property is conveniently located with easy access to local amenities, including a pub, school and cafe, whilst Camberley town centre and Frimley are within easy reach, the area has excellent commuter links via the M3 and direct rail links to London Waterloo via Brookwood (12 min) Farnborough (13 min) and Woking (24 min) train stations, all reaching London in less than 35 minutes.





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The Royal Way, Deepcut, Camberley, GU16 6TJ

Total Area: 1642 ft<sup>2</sup> ... 152.5 m<sup>2</sup>  
All measurements are approximate and for display purposes only

