



Arundel Road | | Camberley | GU15 1DL

Price Guide £750,000 Freehold

*Waterford's* W  
Residential Sales & Lettings

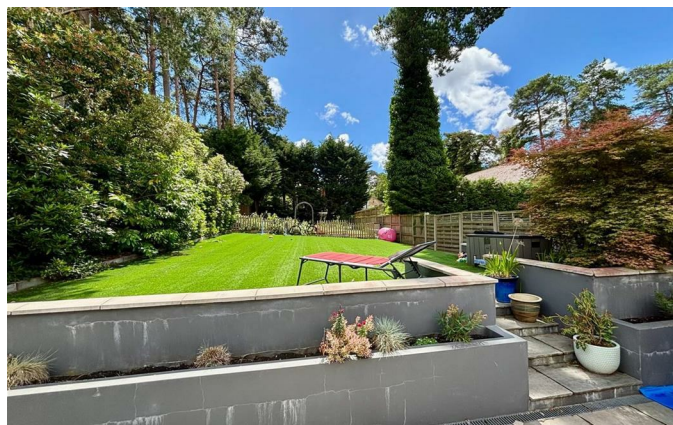
Arundel Road |  
Camberley | GU15 1DL  
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This extended and well appointed four bedroom home enjoys a secluded SW facing garden, and is located in an established and well regarded road on the popular Heatherside development.

- 4 bedrooms
- 24ft x 21ft kitchen
- Family room
- 0.18 of an acre
- Ensuite shower room
- Living room
- Utility room
- Secluded garden

### Accommodation

This well appointed and extended 4 bedroom semi-detached home, is approached by the reception hall, a door gives access to the front aspect living room. The key feature of this home is the 24ft rear aspect kitchen/sitting/dining room with bi-folding doors to the rear. The kitchen area has an impressive central island unit and a good range of cabinets complimented by quartz worksurfaces and a separate utility room, this leads to a downstairs cloakroom, The ground floor benefits from underfloor heating. Upstairs, the four bedrooms are served by an ensuite shower room and a family bathroom.



Plot approaching  
a fifth of an acre.



## Outside

The front garden and driveway has been recently landscaped with driveway parking for two to three cars and leads to the single garage. A timber gate gives access to the rear garden with a full width patio leading to a secluded rear garden, the first section of garden being laid with artificial lawn and a picket fence leading to a further area of garden, the whole is enclosed by timber fencing, Rhododendron trees and firs.

## Location

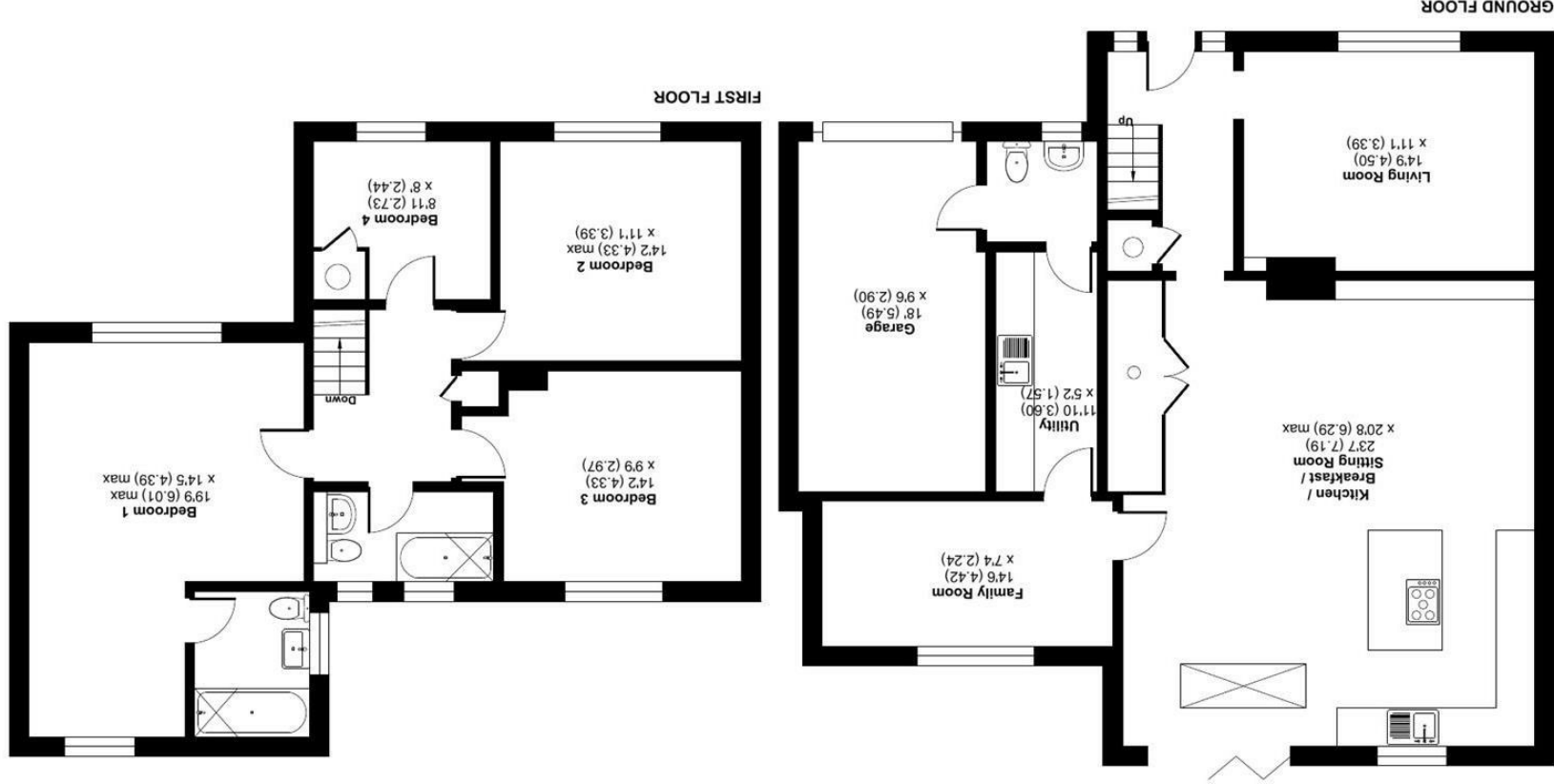
The property is located in a quiet established road on the popular Heatherside development with a range of facilities including a Sainsbury's Local, pub and delightful open spaces including the impressive Wellingtonia Avenue, There is easy access to great commuter links via the A30/M3 and excellent local schools including Tomlinscote, Ravenscote and St Augustine's, all within easy reach.



# Arundel Road, Camberley, GU15

Approximate Area = 1741 sq ft / 161.7 sq m  
 Garage = 166 sq ft / 15.4 sq m  
 Total = 1907 sq ft / 177.1 sq m

For identification only - Not to scale



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Energy Efficiency Rating	
Current	Target
77	64
Very energy efficient - lower running costs (93-100) 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 (1-20) G	
EU Directive 2002/91/EC	

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