



Walkers Ridge | Camberley | Surrey | GU15 2DF

Guide Price £1,250,000 Freehold



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Surrey | GU15 2DF
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Unexpectedly re-available - Occupying a secluded plot approaching 0.4 of an acre is this established and extended family home, offering accommodation approaching 3,000 sq. ft comprising 5 bedrooms, 4 reception rooms and 3 shower/bathrooms. No onward chain.

- Prestigious location
- 5 double bedrooms
- 4 shower/bathrooms
- 4 reception rooms
- Conservatory
- 0.39 of an acre plot
- Double 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 Double 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.



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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	
Current	Potential
77	70
England & Wales	
EU Directive 2002/91/EC	
Net energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-70)
A	(71-80)
Net energy efficient - lower running costs	
A	(81-90)
B	(91-100)

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Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential).
Incorporating International Property Measurement Standards 2nd Edition.
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