



Abbetts Lane, Camberley, Surrey, GU15 2PR

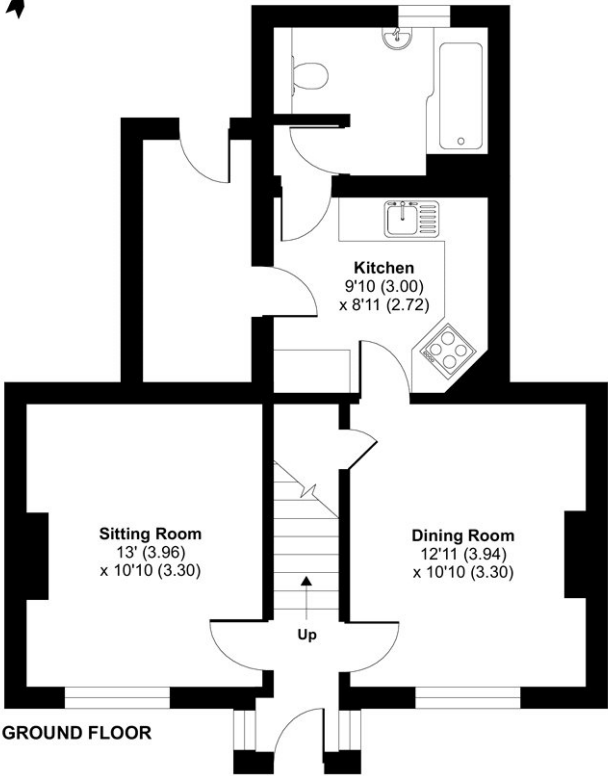


## ACCOMMODATION

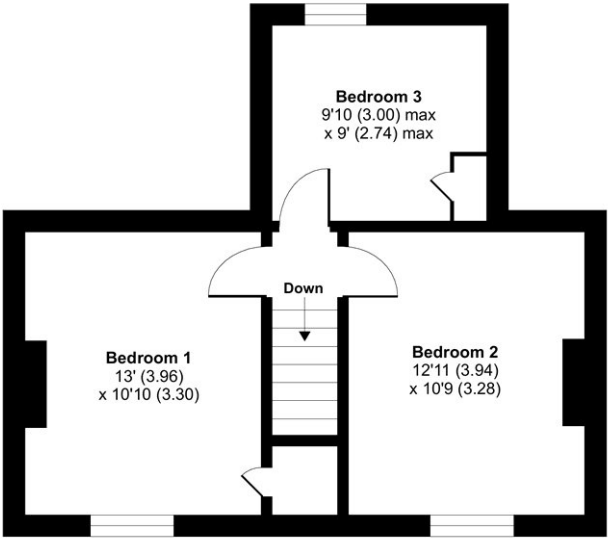
Ideally situated in a popular location is this pretty semi-detached, double fronted character property. The property maintains many original features including a stunning exposed fire place in the dining room. Upon entering the property, you are greeted by a bright and airy entrance hall which leads through to the rest of the ground floor accommodation. There is a separate living room with feature fire place, dining room, kitchen with separate utility room and downstairs refitted bathroom. On the first floor there are three bedrooms. The property has a stunning rear garden which has a large patio across the rear of the property with brick pathway leading to another patio towards the back of the garden. The rest of the garden is mainly laid to lawn with well stocked and planted borders. There is a gravel driveway positioned at the rear of the garden with access to two separate sheds. The property offers lots of scope for extension subject to planning permission.

Approximate Area = 1015 sq ft / 94.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Charters Estate Agents Limited. REF: 1018720



**SITUATION**

Camberley is ideally situated thirty-five miles southwest of central London on the A30 and within easy access of junctions 3 & 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.



#### **SPECIFICATION**

- Three bedrooms
- Refitted family bathroom
- Living room
- Dining room
- Parking at the rear of the property
- Large rear garden

#### **LOCAL AUTHORITY**

Surrey County Council  
Council Tax Band D

#### **GUIDE PRICE**

Asking Price £400,000

#### **TENURE**

Freehold

*\*\* Under the 1979 Estate Agents Act, we wish to declare that the vendor of the property is associated with Charters Estate Agents.*