



Bath Road, Camberley

£800,000





## Bath Road, Camberley

We are excited to be offering this stunning 4 bedroom Edwardian family home, built in 1902. It is perfectly located with Camberley town centre, a variety of local amenities and miles of beautiful countryside in nearby Barossa nature reserve, all within easy walking distance. It has great transport links and is within a catchment area for excellent schools including Crawley Ridge.

### FEATURES

- Off road parking for 2 cars and garage
- Private garden backing onto fields
- Possibility to extend into attic stpp
- No onward chain
- Character property in excellent condition with high ceilings, bay windows and fireplaces
- 0.4 miles to Camberley mainline train and bus station with direct links to Waterloo and Heathrow
- 0.3 miles to Camberley shopping centre
- 0.6 miles to Places Leisure Centre
- 5 star hotels, spas, restaurants and golf clubs nearby
- Band G – Surrey Heath Borough Council

### ACCOMMODATION

- Character Entrance Hall
- Lounge with wood flooring, bay window and fireplace
- Dining room with fireplace
- Cloakroom / toilet
- Under stairs storage cupboard
- Kitchen
- Conservatory
- Study /Family Room
- Master bedroom with en-suite shower room
- Three further double bedrooms
- Family bathroom with separate bath and shower

### OUTSIDE

- Parking space for 2 cars
- Garage
- Front garden and quiet enclosed rear garden

### EPC RATING

E







## Bath Road

Approximate Gross Internal Area 226.51 sq m / 2438.13 sq ft (Excluding Garage)

Garage Area 14.90 sq m / 160.38 sq ft



**Disclaimer:** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU15 4HP**



**NEWTON ROWE**  
SALES & LETTINGS

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