





Camberley Way is a well-presented and thoughtfully extended family home offering spacious and versatile accommodation throughout.

The property is entered via a welcoming hallway leading into a fitted kitchen with a range of units, integrated cooking appliances, and access to both a side entrance and a useful dining area. To the rear, the home benefits from an impressive extended lounge/dining room featuring sliding patio doors that open directly onto the garden, creating a bright and sociable living space ideal for family life.

To the first floor, there are three well-proportioned bedrooms along with a modern family bathroom fitted with a three-piece suite and shower over bath.

Further benefits include gas central heating, UPVC double glazing, excellent storage options, and a practical layout designed for modern living.



Hallway

A welcoming entrance hall accessed via a composite front door. The hallway features a UPVC double glazed window to the front elevation, a staircase rising to the first floor landing, a central heating radiator, and an internal door providing access to the main accommodation.

Kitchen

The kitchen is fitted with a range of matching base and eye-level units with complementary roll-top work surfaces. Benefits include a UPVC double glazed window to the side elevation and a UPVC side entrance door. Integrated appliances comprise a four-ring hob, oven and grill, and a stainless steel sink with drainer and mixer tap. There is space for additional freestanding under-counter white goods, tiled splashbacks, and a central heating radiator.

Open access leads to a useful dining area with built-in storage cupboard and a further central heating radiator.

Extended Lounge/Diner

A spacious and extended reception room featuring two central heating radiators and large sliding patio doors opening onto the rear garden, allowing for excellent natural light and seamless indoor-outdoor living.

Landing

With access to the loft via hatch, smoke alarm, and a useful built-in storage cupboard with shelving. Internal doors lead to all bedrooms and the bathroom.







Bedroom One

A well-proportioned double bedroom with UPVC double glazed window to the front elevation and a central heating radiator.

Bedroom Two

Double bedroom with UPVC double glazed window overlooking the rear elevation, central heating radiator, and TV aerial point.

Bedroom Three

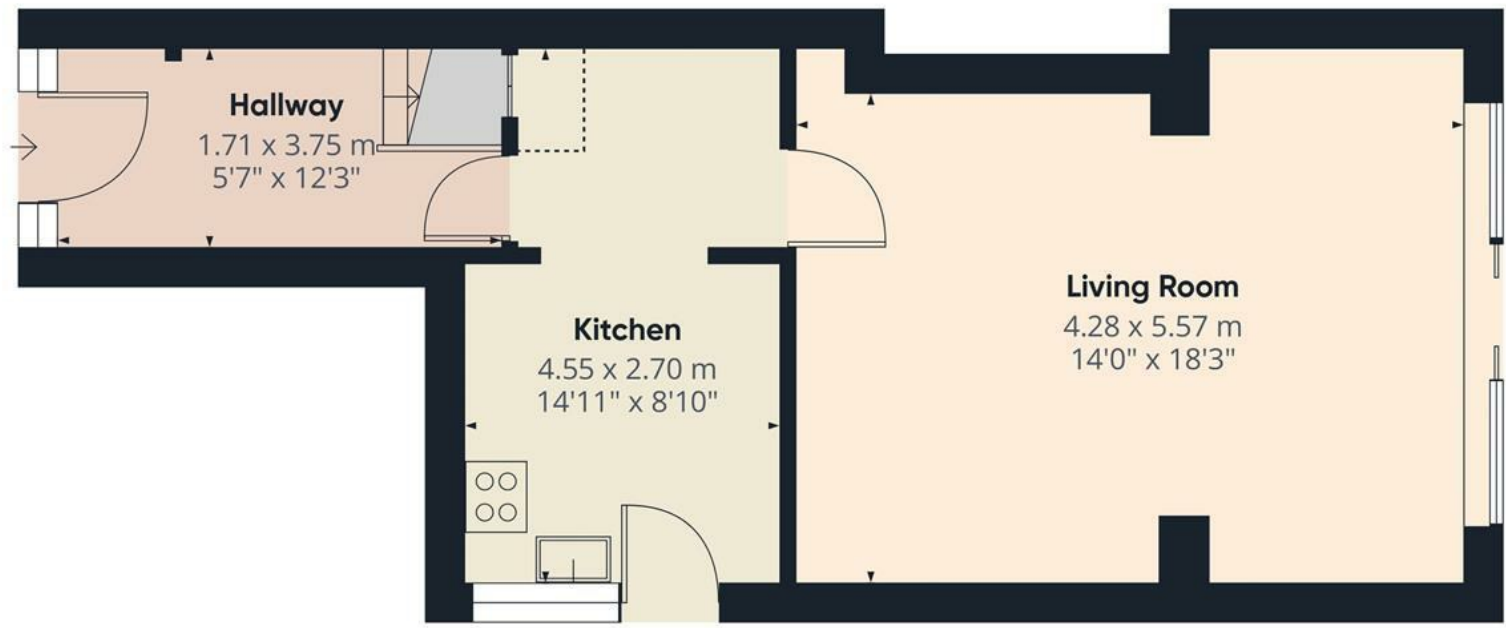
A further bedroom with UPVC double glazed window to the rear elevation and central heating radiator.

Bathroom

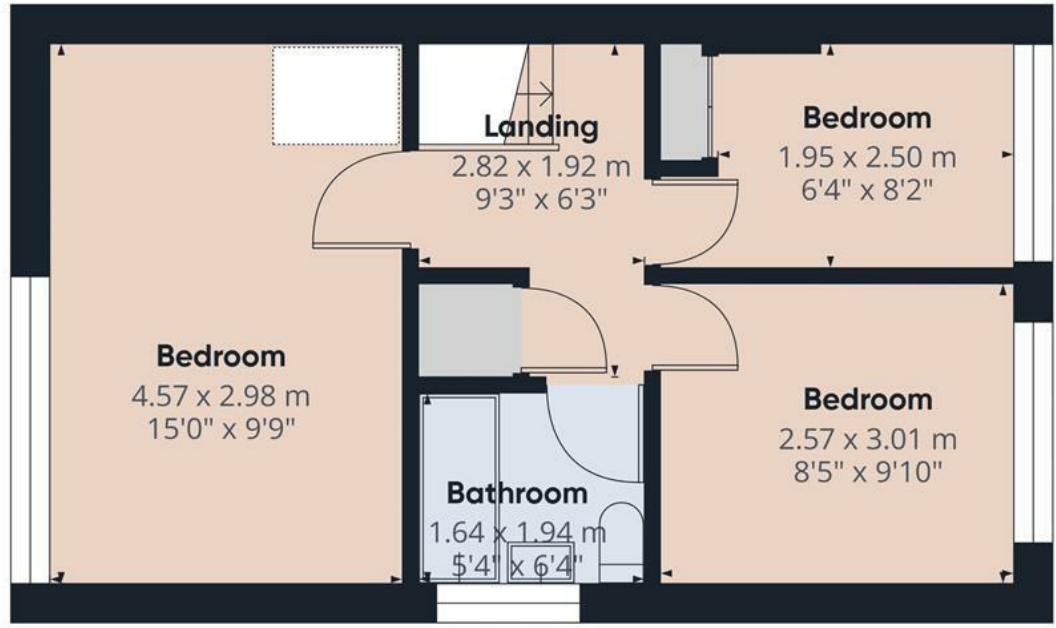
Fitted with a UPVC double glazed frosted window to the side elevation. The bathroom comprises a three-piece suite including a low-level WC, wash hand basin with mixer tap, and a panelled bath with electric shower over and glass screen. Additional features include tiled walls, extractor fan, and recessed ceiling spotlights.







Floor 0



Floor 1



Approximate total area^m
76.7 m²
826 ft²

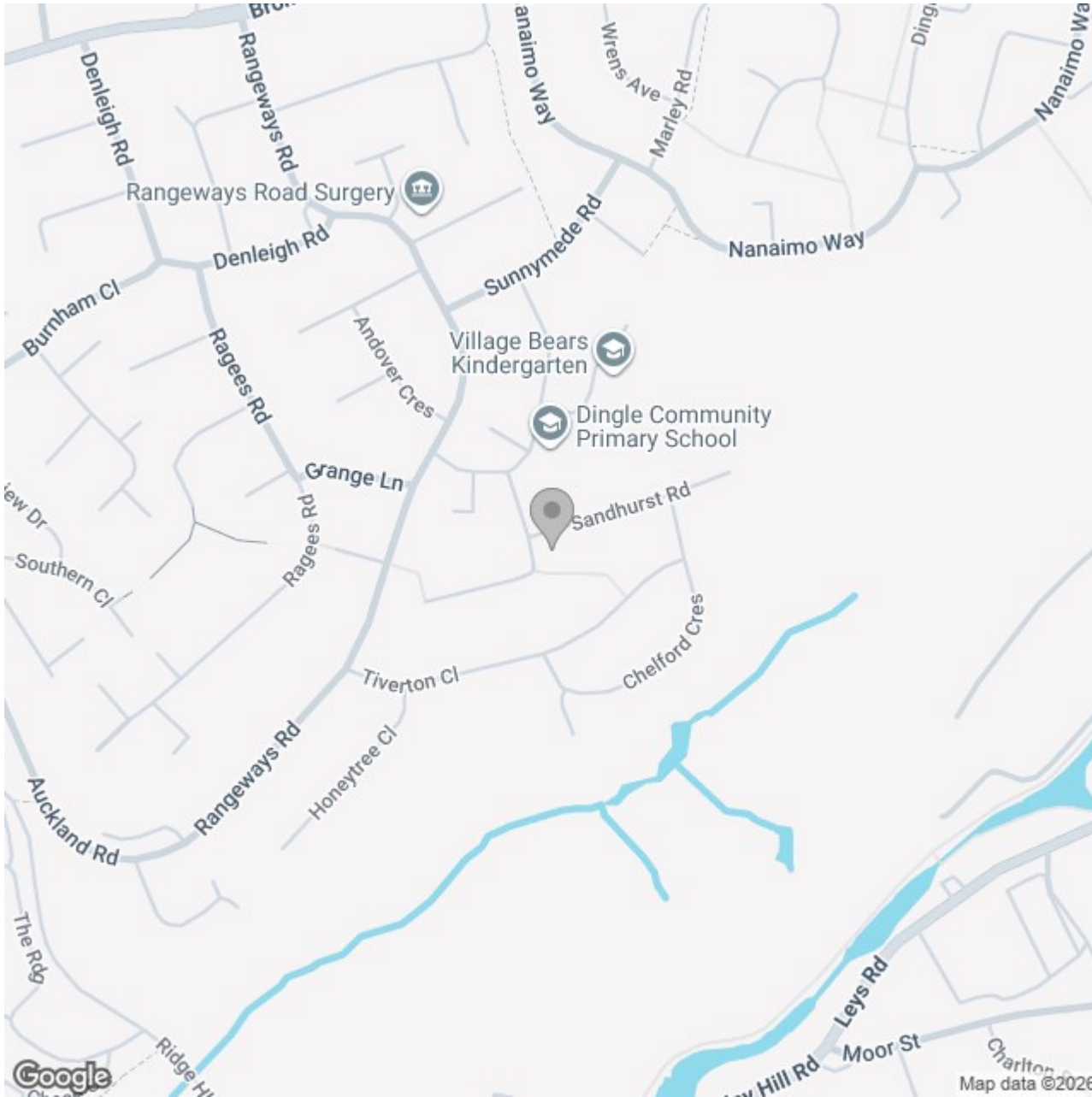
Reduced headroom
0.4 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	