





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.



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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

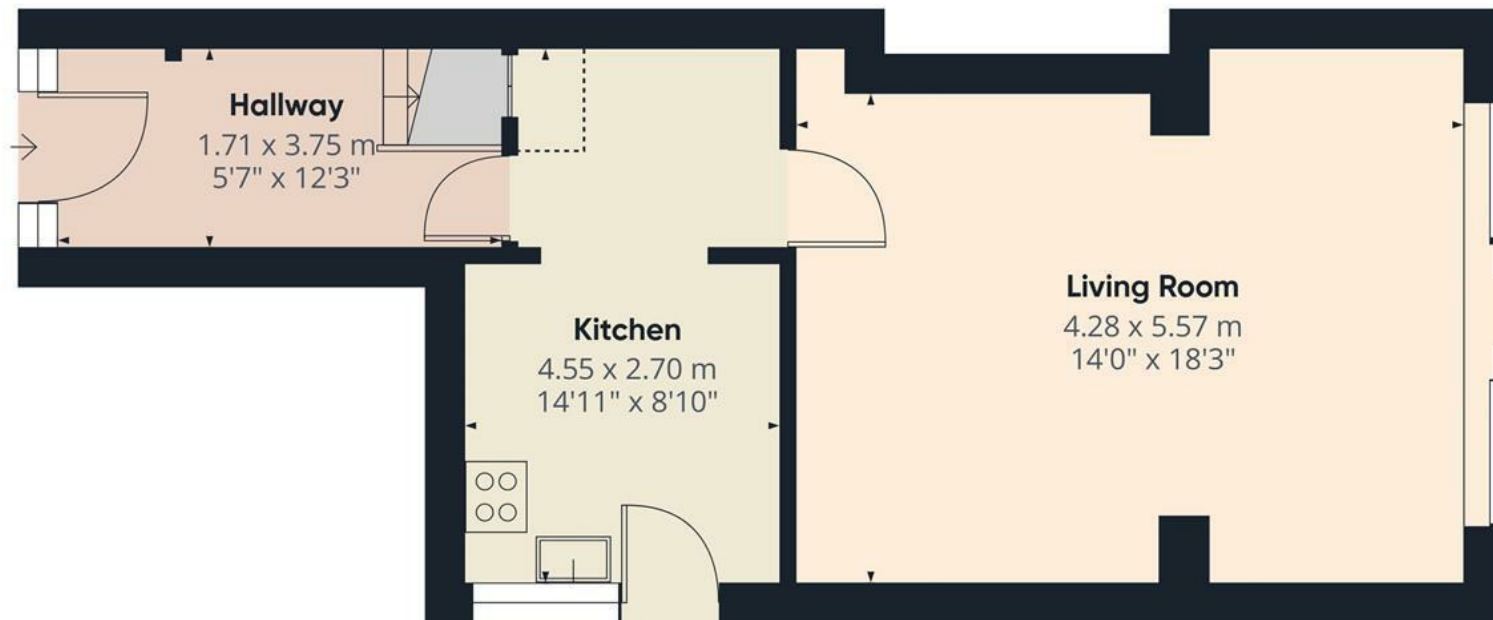
A further bedroom with UPVC double glazed window to the rear elevation and central heating radiator.

Bathroom

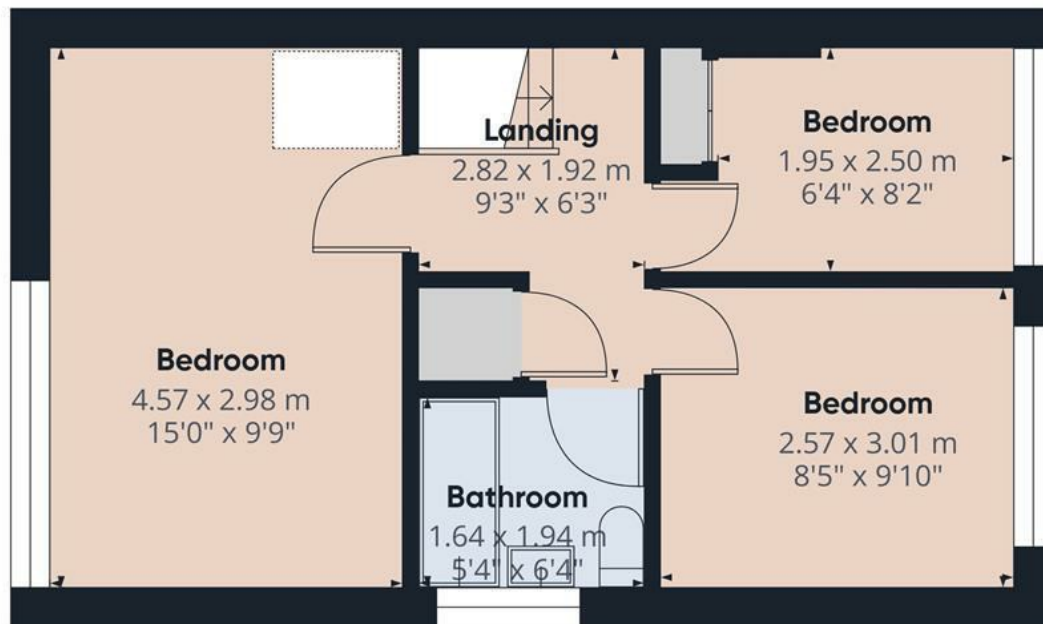
Fitted with a UPVC double glazed frosted window to the side elevation. The bathroom comprises a three-piece suite including a low-level WC, wash hand basin with mixer tap, and a panelled bath with electric shower over and glass screen. Additional features include tiled walls, extractor fan, and recessed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







Floor 0



Floor 1



Approximate total area⁽¹⁾

76.7 m²

826 ft²

Reduced headroom

0.4 m²

5 ft²

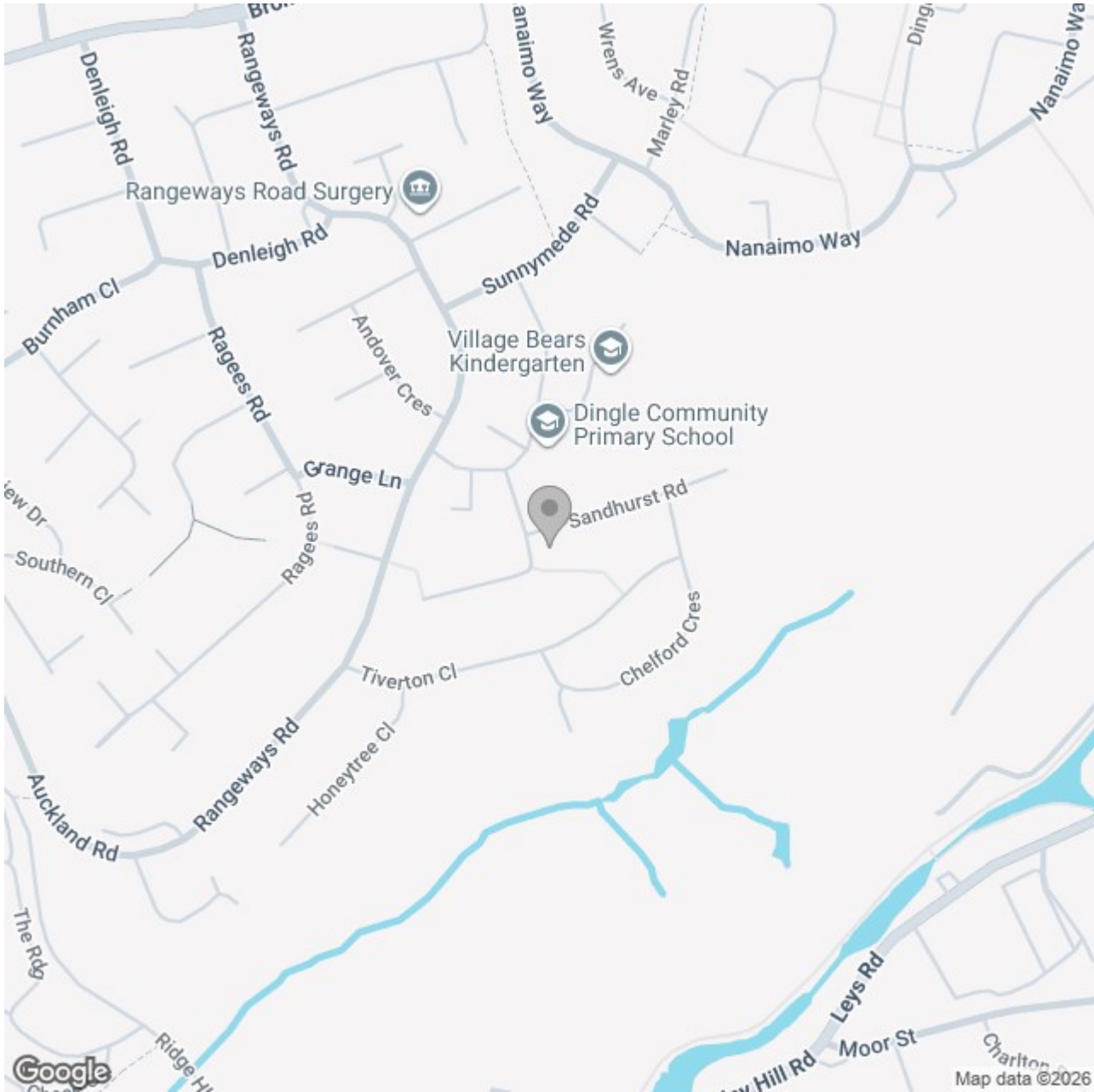
(1) Excluding balconies and terraces

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.

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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 	