

# 34 Orchard Way Camberley, GU15 2TD



## £350,000 Freehold



- Semi detached house
- In need of modernisation
- 15' Kitchen/breakfast room
- Utility room
- Off road parking

- Three bedrooms
- 21 ft Living/dining room
- Downstairs cloakroom
- Enclosed rear garden
- No onward chain



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# Summary

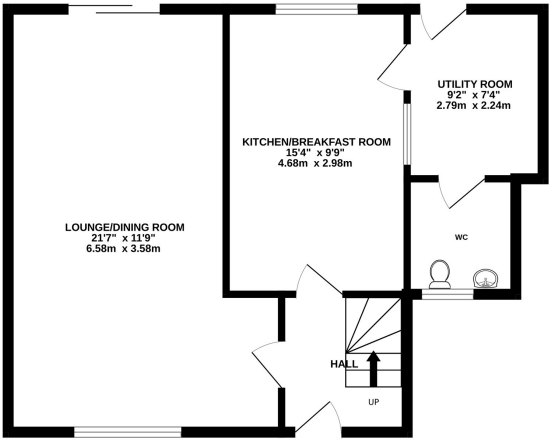
A three-bedroom semi-detached family home in need of modernisation located in the ever-popular James's estate, close to schools and local amenities. The property offers versatile accommodation comprising an entrance hall, 21ft living/dining room with patio doors to rear garden, 15ft kitchen/breakfast room leading to utility room, and downstairs cloakroom. The first floor comprises two double and one single bedroom with a family bathroom and access to loft. The enclosed rear garden is mainly laid to lawn with a brick built building and front driveway with driveway parking for two vehicles.

EPC Rating: C      Council tax band D: £2,447.16 p.a.

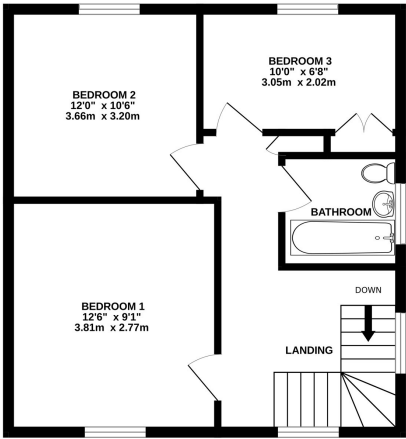
Camberley is ideally situated approx. 35 miles southwest of central London and within easy access of junctions 3 & 4 of the M3 motorway. There are regular trains from London to Camberley and fast trains from Farnborough to Waterloo (45 minutes). Camberley offers a good variety of high street retailers, superstores, leisure & health facilities, entertainment, cafés and restaurants. There is a wide range of well-respected schools in both the state and private sectors.



GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C			78
(55-68)	D		58	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	

These particulars have been produced in good faith and are believed to be materially correct and fair, though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.