



## Byron Avenue, CAMBERLEY, Surrey GU15 1DP

**PRICE £800,000 Freehold**

Offered to the market with NO ONWARD CHAIN, this substantial detached family home occupies a generous and secluded plot at the end of a quiet cul-de-sac, providing an exceptional opportunity for buyers seeking space, privacy and a highly desirable location!

The property offers extensive and versatile living accommodation ideal for modern family life. A bright and spacious entrance hall creates an immediate sense of space and welcomes you into the home. There is a large lounge, a separate formal dining room, a family room, and a study, providing excellent flexibility for both everyday living and home working. The well-proportioned kitchen/breakfast room is complemented by a large utility room, while a refitted ground-floor shower room adds further convenience. A double garage completes the ground floor accommodation.

Upstairs, the property features four generous bedrooms, all served by a family bathroom, making it well suited to growing families.

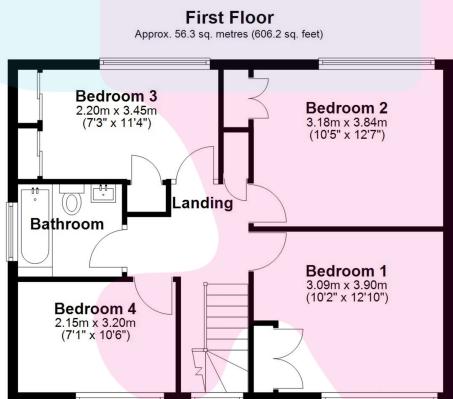
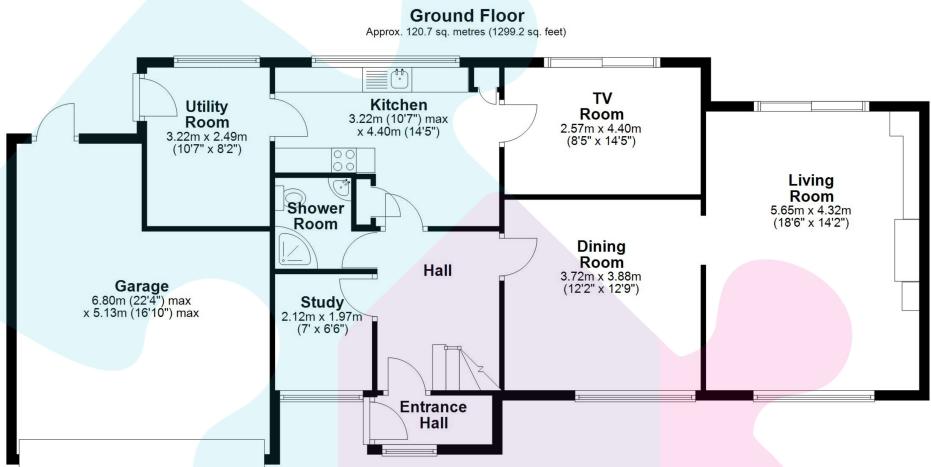
Outside, the plot is notably wide and enjoys a high degree of seclusion. The rear garden offers a raised patio area, ideal for entertaining, leading onto a large area of lawn with mature hedge borders, creating a peaceful and private outdoor space.

The location is particularly attractive, being within walking distance of Tomlinscote and Ravenscote Schools, and within easy reach of Frimley village and Camberley town centre. The property also benefits from convenient access to Frimley Park Hospital, Junction 4 of the M3, and Frimley Fuel Allotments, which offer acres of woodland walks and green open space.

With its generous accommodation, secluded plot and NO ONWARD CHAIN, this impressive home represents a rare and compelling opportunity in a highly sought-after location.

- NO ONWARD CHAIN
- QUIET CUL-DE-SAC LOCATION
- KITCHEN/BREAKFAST ROOM & LARGE UTILITY ROOM
- SECLUDED REAR GARDEN

- FOUR GENEROUS BEDROOMS
- FOUR RECEPTION ROOMS
- DOUBLE GARAGE
- WALKING DISTANCE TO EXCELLENT LOCAL SCHOOLS



Total area: approx. 177.0 sq. metres (1905.4 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outbuildings or ancillary buildings shown on the floorplan.  
EPC and Floorplan produced by WNW/G-Whis.net  
Plan produced using PlanUp.com

