



Portsmouth Road, Camberley, Surrey GU15 1LQ

GUIDE PRICE £550,000 Freehold

Offered to the market with no onward chain, this detached home occupies a generous plot of just over 0.25 of an acre and presents an excellent opportunity for buyers looking to modernise, extend or create a long-term family home (STPP).

The property currently offers three bedrooms, two reception rooms, a family bathroom and a ground floor cloakroom, providing well-balanced accommodation with clear scope for reconfiguration and improvement. A large garage further enhances the potential, offering storage, parking or conversion possibilities (STPP).

To the front, the property benefits from a wide and welcoming frontage, while the private rear garden is a particular feature, enjoying a generous lawned area and a high degree of seclusion — ideal for families or future landscaping projects.

The location is highly convenient, being within walking distance of Collingwood College and Crawley Ridge schools, and close to Camberley town centre and mainline train station. Excellent transport links are also nearby, with the M3 easily accessible for commuters.

A rare opportunity to acquire a property of this size and potential in a sought-after area, offered with no onward chain!

Viewings are highly recommended!

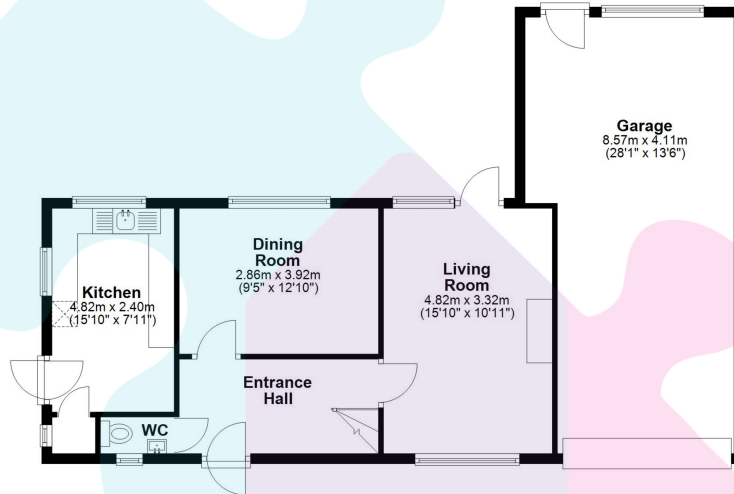


- DETACHED PROPERTY
- POTENTIAL TO EXTEND (S.T.P.P)
- THREE BEDROOMS
- CLOSE TO LOCAL SCHOOLS
- POTENTIAL TO CREATE A LONG TERM FAMILY HOME

- PLOT OF OVER 0.25 OF AN ACRE APPROX
- LARGE FRONTAGE
- LARGE GARAGE
- CLOSE TO LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS NEARBY

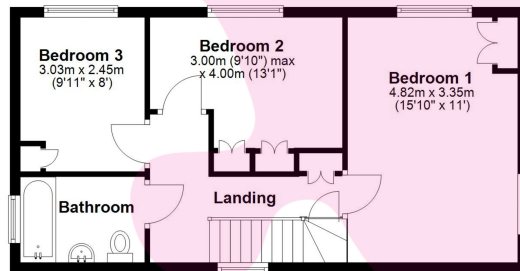
Ground Floor

Approx. 80.0 sq. metres (861.6 sq. feet)



First Floor

Approx. 47.1 sq. metres (507.3 sq. feet)



Total area: approx. 127.2 sq. metres (1368.9 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

