

38 Highbury Crescent Camberley, GU15 1JZ



£799,950 Freehold



- Spacious detached family house
- Double aspect lounge with wood burner
- Well fitted kitchen/breakfast room
- En suite bathroom off master bedroom
- Parking for several vehicles

- Four double bedrooms
- Family room
- Utility room
- Shower room on ground floor
- Attractive westerly facing corner garden



Registered Office: 13 Claremont Avenue, Camberley, GU15 2DR
Registered No. 8078018 England and Wales

Luffandwilkin.co.uk
info@luffandwilkin.co.uk
Tel 01252 838 899

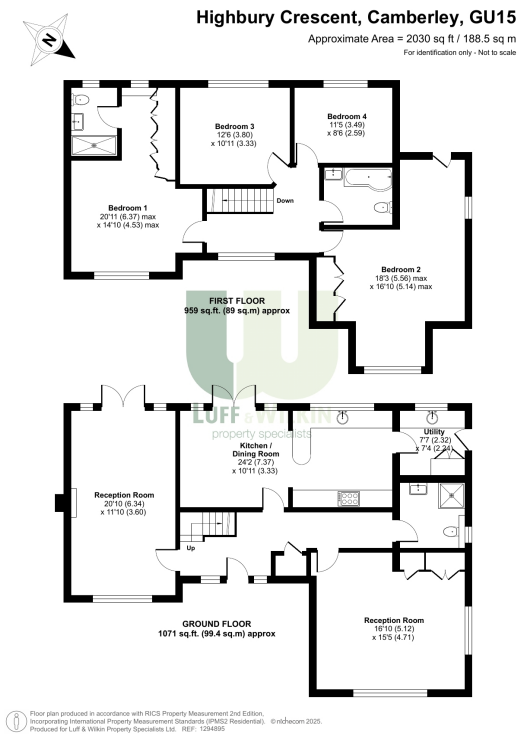
1 Guildford Road, Frimley Green, Surrey, GU16 6NL


Summary

An immaculately presented four double bedroom detached house offering spacious family accommodation, having been extended and well maintained by the present owners. The property occupies a corner plot at the end of this attractive close.

The property has exposed timber floors in the entrance hall, kitchen and dining area, and family room. The comprehensively fitted kitchen has a range style cooker, a built-in fridge, microwave and dishwasher. The ground floor also has a fully tiled shower room and a double aspect lounge with a wood burner and a utility room off the kitchen. All four bedrooms are doubles, the master having an en suite and a superb range of bedroom furniture. Bedroom 2 also has a range of wardrobes and there is a well appointed family bathroom. There is gas fired central heating and sealed unit double glazing.

Outside, the house sits on a corner plot with well kept gardens. At the front of the property there is a good sized herringbone pattern drive providing ample parking for at least four cars. To the rear there is a BBQ area, a small bar, tree house, areas of lawn and decking. Being a corner plot, there may be scope to build a garage, subject to planning consents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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.