



31 Byron Avenue, CAMBERLEY, Surrey GU15 1DP

PRICE £770,000 Freehold

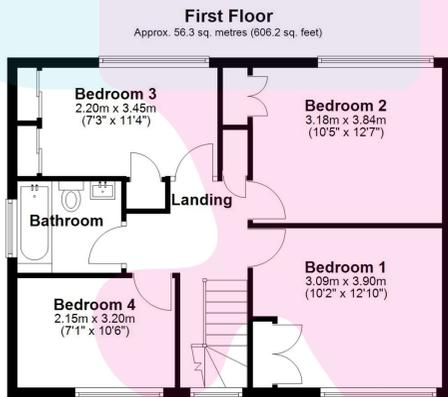
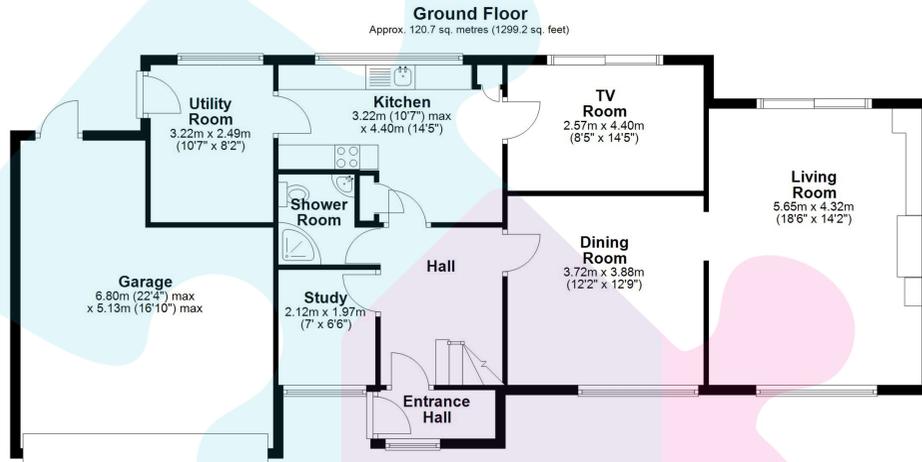
Offered to the market with NO ONWARD CHAIN, this substantial detached family home occupies a generous and secluded plot at the end of a quiet cul-de-sac, presenting an excellent opportunity for buyers seeking space, privacy and a highly desirable setting.

The property provides extensive and versatile accommodation ideally suited to modern family life. A bright and welcoming entrance hall immediately conveys a sense of space and leads to a generous lounge, a separate formal dining room, a family room and a study, offering 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 large double garage completes the ground-floor accommodation. Accessible additional storage is thoughtfully provided beneath the hallway stairs, within a built-in kitchen cupboard and in the roof space of the double garage.

Upstairs, there are four well-sized bedrooms, three of which benefit from built-in wardrobes. The bedrooms are served by a family bathroom, making the layout well suited to growing families.



- NO ONWARD CHAIN
- QUIET CUL-DE-SAC LOCATION
- FOUR RECEPTION ROOMS
- DOUBLE GARAGE WITH DRIVEWAY PARKING
- SOUTHERLEY FACING AND SECLUDED REAR GARDEN
- FOUR GENEROUS BEDROOMS
- KITCHEN/BREAKFAST ROOM & LARGE UTILITY ROOM
- REAR PATIO ACCESSIBLE FROM THREE ROOMS
- 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, 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	65	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

