



TOTAL FLOOR AREA : 1886 sq.ft. (175.2 sq.m.) approx.

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24 Heatherdale Road

Camberley, Surrey GU15 2LT

£740,000 Freehold

Offered for sale with no onward chain is this stunning four bedroom character family home which is situated in one of Camberley's most sought after residential roads within minutes walk of both the town centre and train station. Accommodation is set over three floors comprising of an, entrance porch, reception hall, living room, study, kitchen/dining room, utility room, cloakroom, four bedrooms, ensuite and bathroom. Features to note include original features such as high ceilings and fireplaces, private 135ft south facing mature rear garden, driveway parking for a number of vehicles and garage. Energy Efficiency Rating 'E'

GROUND FLOOR

PORCH

Side aspect hard wood door, front and side aspect windows, tiled floor, door to reception hall, smooth finish ceiling with coving.

RECEPTION HALL

14' 5" x 12' 4" (4.39m x 3.76m) Front aspect window, radiator, feature cast iron fireplace with tiled inserts, slate hearth and wooden surround, fitted book selves with storage cupboard below, turning staircase to first floor landing. Archway through to the living room, door to inner hallway, wall light points, solid wood flooring, picture rails, high ceiling with coving.

LIVING ROOM

20' 2" x 14' 6" (6.15m x 4.42m) Rear aspect windows with views over garden, two radiators, feature open fireplace, fitted book shelving with storage cupboard below, wall light points, telephone connection point, picture rails, high ceiling with coving.

INNER HALLWAY

Doors to study, kitchen/dining room, utility room and cloakroom, built in storage cupboard with hanging rail, solid wood and tiled flooring, smooth finish ceiling.

STUDY

10' 7" x 8' 2" (3.23m x 2.49m) Front aspect windows, radiator, dado rail, laminate flooring, picture rails, smooth finish ceiling with coving.

KITCHEN/DINING ROOM

19' 1" x 13' 8" (5.82m x 4.17m) Rear aspect upvc double glazed twin opening doors to terrace. Matching range of eye and base level units incorporating worktops with inset one and a quarter bowl sink unit with mixer tap. Space for gas range style cooker below extractor hood, space for appliances, radiator, space suitable for dining table and chairs, walk-in larder cupboard with also has space and plumbing for a dishwasher, tiled floor, smooth finish ceiling with inset lighting and coving.

UTILITY ROOM

10' 0" x 4' 5" (3.05m x 1.35m) Rear aspect window, matching range of eye and base level units incorporating roll edged work surface with inset sink unit with mixer tap. Plumbing and space for washing machine and tumble dryer, radiator, part tiled walls, tiled floor, smooth finish ceiling with inset lighting and coving.

CLOAKROOM

Two piece suite comprising low level, pedestal mounted wash hand basin, wall light point, extractor fan, tile floor, smooth finish ceiling.

FIRST FLOOR

LANDING

Doors to bedroom's one and four, door to bathroom, cupboard housing hot water cylinder with shelving above, turning staircase to second floor landing, smooth finish ceiling with coving.

BEDROOM ONE

14' 8" x 12' 4" (4.47m x 3.76m) Front aspect windows, radiator, range of fitted wardrobes with hanging rails and shelving, wall light points, dado rail, high ceiling with coving.

BEDROOM FOUR

11' 0" x 10' 9" (3.35m x 3.28m) Rear aspect window, radiator, built in single wardrobe with hanging rail and shelving, laminate floor, textured ceiling with coving.

BATHROOM

Rear aspect window, four piece suite comprising high rise wc, vanity inset wash hand basin with storage cupboard below, roll top bath with mixer tap and shower attachment, shower cubical, heated towel rail, part tiled walls, tiled floor, extractor fan, smooth finish ceiling with inset lighting and coving.

SECOND FLOOR

LANDING

Side aspect window, doors to bedrooms two and three, smooth finish ceiling.

BEDROOM TWO

14' 11" x 12' 5" (4.55m x 3.78m) Front aspect upvc double glazed window, radiator, access to loft space via hatch, smooth finish ceiling with coving.

BEDROOM THREE

13' 9" x 9' 3" (4.19m x 2.82m) Rear aspect window, radiator, built in wardrobe with hanging rail and shelving, door to ensuite, smooth finish ceiling.

ENSUITE

Three piece suite comprising low level wc, wall mounted wash hand basin, shower cubical, radiator, part tiled walls, extractor fan, wood flooring, smooth finish ceiling.

GARAGE

Front aspect twin opening doors, side door to garden, power and light.

REAR GARDEN

Measuring approximately 135ft and is south facing is this stunning mature garden which has a paved terrace offering superb space for outdoor dining/entertaining with courtesy lighting, steps leading down to the remainder of gardens which are laid to lawn with well stocked shaped flower and shrub boarders. Archway leading to second section of garden boarded with trees and shrubs, greenhouse and timber built shed, outside tap, fully enclosed via mature hedging and fencing with pedestrian gate to driveway.

AGENTS NOTE

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