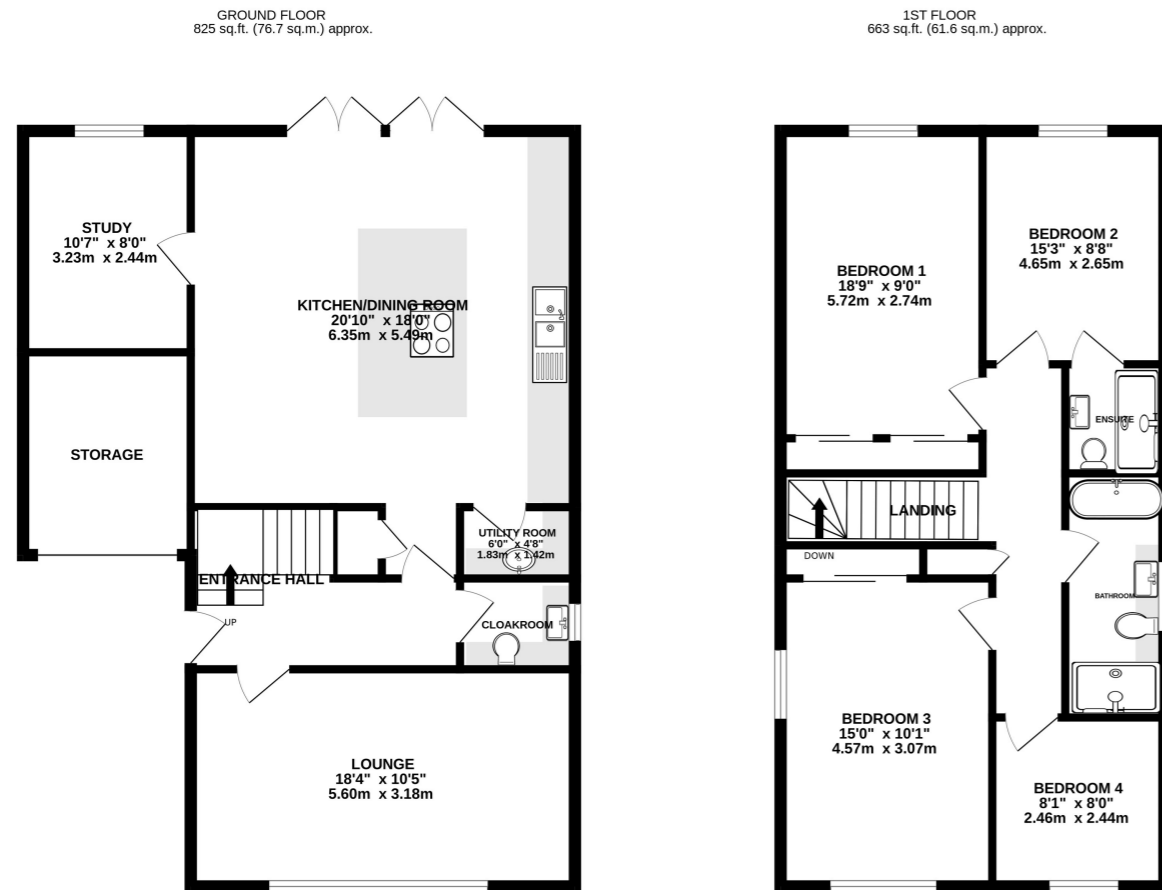


# 35 Rideway Close Camberley, GU15 2NX



TOTAL FLOOR AREA: 1488 sq.ft. (138.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## £699,999 Freehold



- Four bedroom detached house
- Downstairs cloakroom
- 20' Kitchen/Dining Room
- Off road parking for two vehicles
- En suite & further bathroom
- Recently extended & renovated
- 18' Master bedroom
- 18' Living room
- Underfloor heating
- Study and Utility Room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		62	82

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.



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## The Property

An immaculately presented and spacious four bedroom detached house, having been extended and renovated to a high standard by the present vendor over the last 2-3 years. The property is situated in a small close within walking distance of local shops, with Camberley town centre within approximately ¼ mile away with its comprehensive range of shopping and sporting facilities, together with a railway station. On the ground floor the property comprises of a lounge, 20'10 x 18'0 open plan fitted kitchen/dining room, utility room, cloakroom and study. On the first floor there are four bedrooms, bath/shower room and an en suite shower room. The property has sealed unit double glazed windows, gas fired central heating by radiators and under floor heating, and outside there are front and rear gardens, drive with parking and a storage room (part of original garage). The property also has oak internal doors.

EPC: D Council tax band E: £2,857.32 p.a. (2023/24)

## Location:

Rideway Close can be found in a secluded cul-de-sac located off Gordon Avenue and the Frimley Road which offers a variety of independent shops including a family run butchers and fish mongers. Camberley town centre is also within walking distance, offering an array of shops, restaurants, supermarket, Bowlpex bowling alley and Vue nine screen cinema, health and fitness club. Camberley is ideally situated thirty-five miles southwest of central London on the A30 and within easy access of junctions 3 & 4 of the M3 motorway. There are regular trains from London to Camberley and fast trains from Farnborough to Waterloo (approx. 45 minutes). The Meadows has superstores including Marks and Spencer, Tesco and Next. Camberley Heath Golf Course offers excellent facilities along with Camberley Cricket Club and the Camberley Theatre. There are a wide range of well-respected schools in both the state and private sectors.