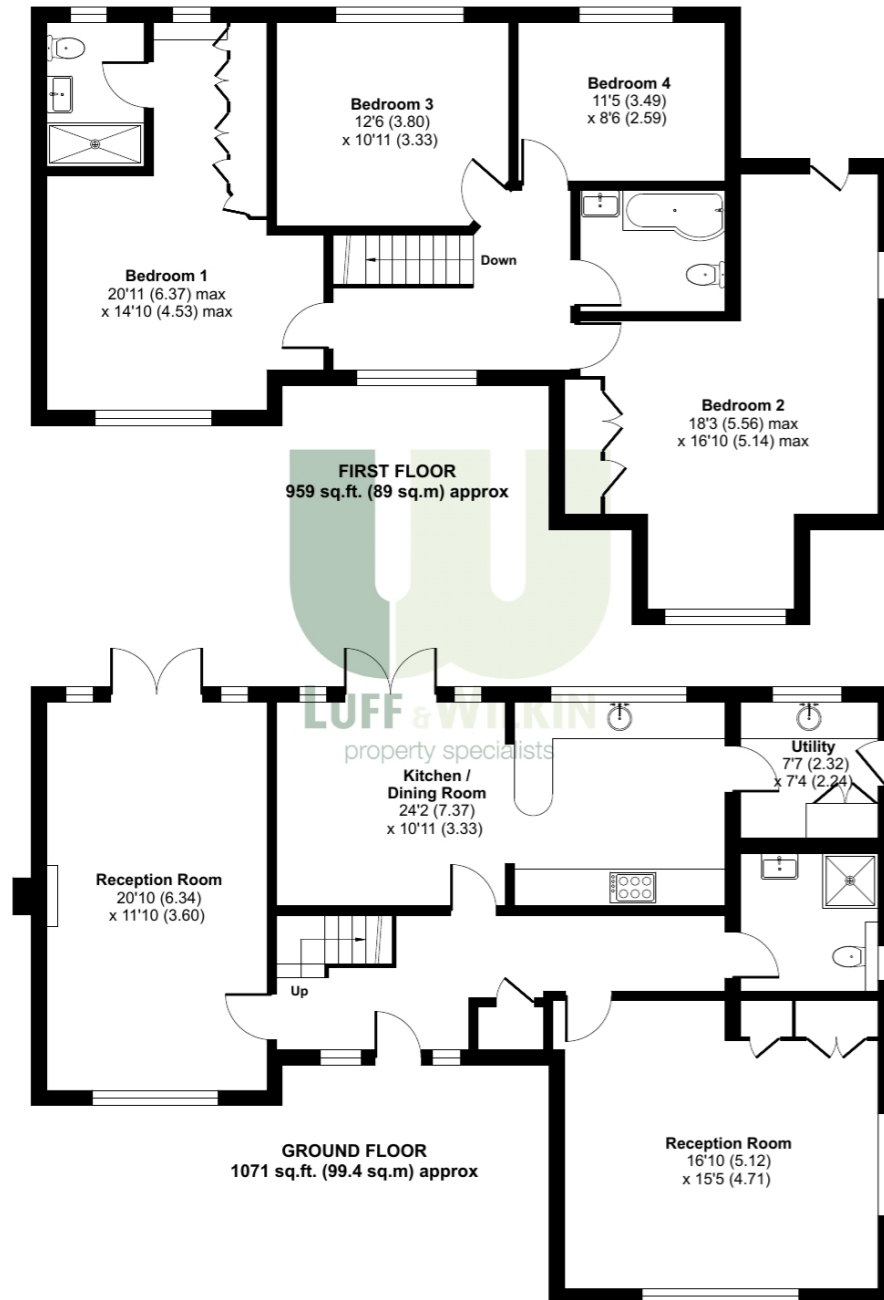


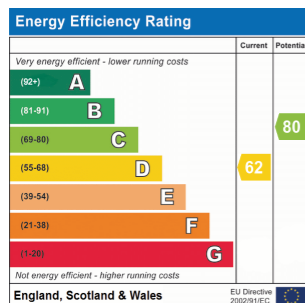


## Highbury Crescent, Camberley, GU15

Approximate Area = 2030 sq ft / 188.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2025. Produced for Luff & Wilkin Property Specialists Ltd. REF: 1294895



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## 38 Highbury Crescent Camberley, GU15 1JZ



### £799,950 Freehold

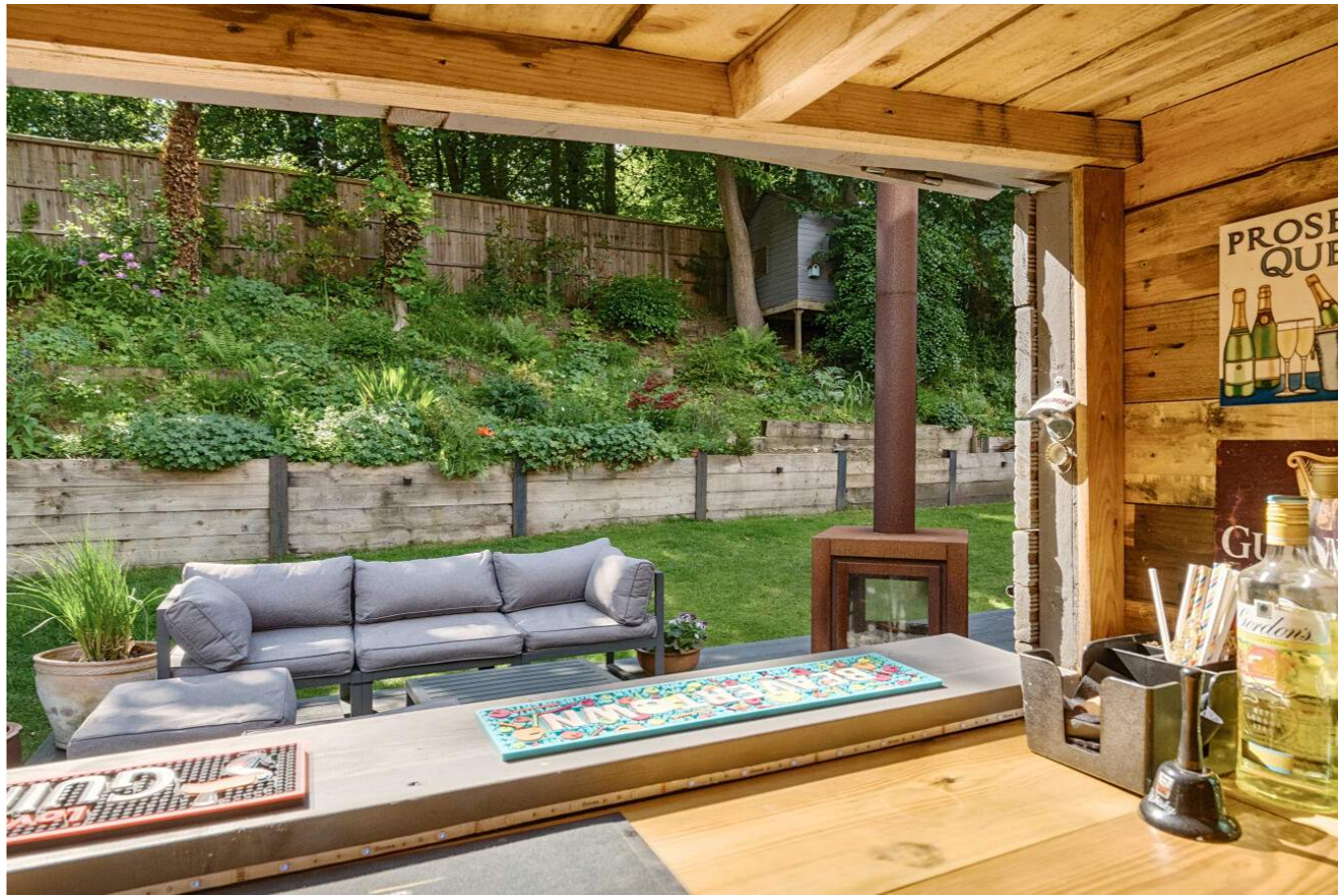


- Spacious detached family house
- Double aspect lounge with wood burner
- Well fitted kitchen/breakfast room
- En suite bathroom off master bedroom
- Parking for several vehicles
- Four double bedrooms
- Family room
- Utility room
- Shower room on ground floor
- Attractive westerly facing corner garden



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### The Property

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.

EPC: D      Council tax band G: £4,078.60 per annum (2025/26)

### Location

Highbury Crescent is a sought after close in Camberley where No. 38 is situated towards the end with a westerly aspect.

Camberley has a busy town centre approximately 1.3 miles away with a number of local and chain shops, restaurants and cinema together with excellent recreational facilities at the leisure centre. There are excellent golf clubs at nearby Camberley Heath, Pine Ridge and Windlesham. Commuter links are also very good with Camberley railway station, and Junctions 3 and 4 of the M3 motorway being approx. 1.7 and 2.7 miles away respectively. Heathrow airport (Terminal 5) is approx. 13 miles away.

Excellent schools are nearby including Collingwood College and Crawley Ridge infant and junior schools. The property is also close to many acres of common land, ideal for those who love dog walking and a leisurely stroll.