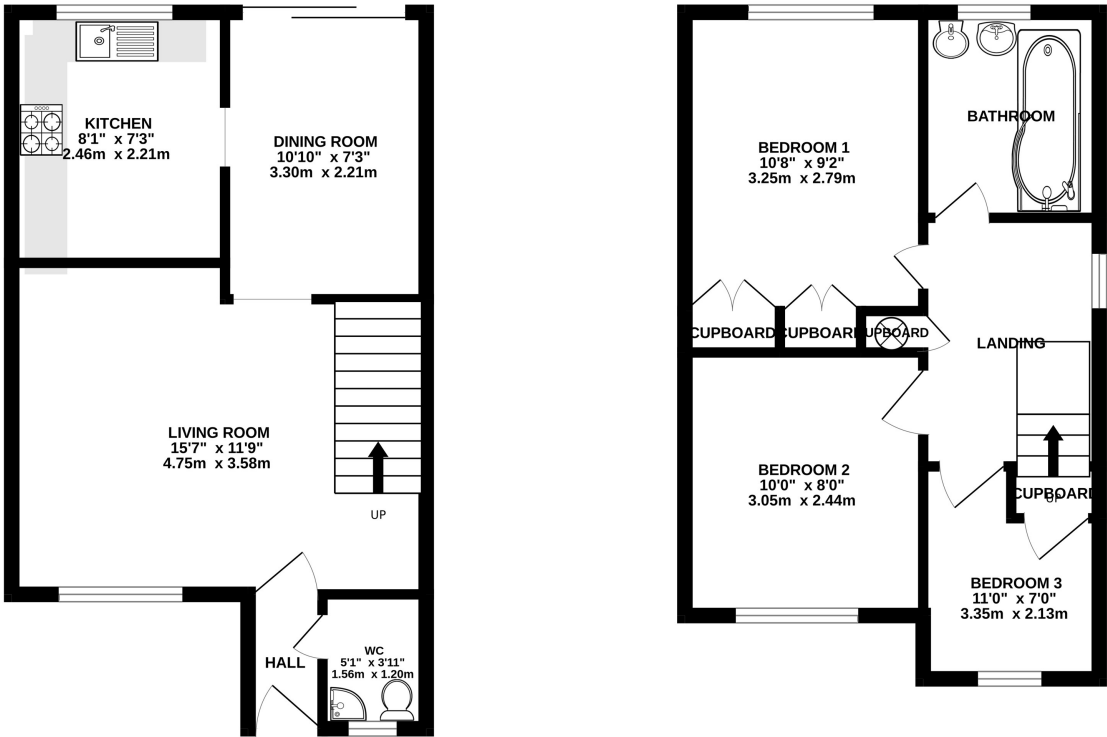


# 30 Hanbury Way Camberley, GU15 2YB



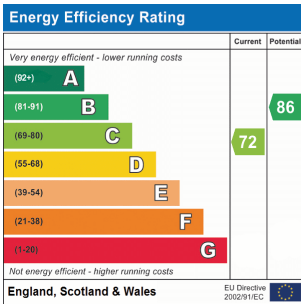
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
 Made with Metropix 62025



£425,000 Freehold



- Three Bedrooms
- Two Receptions
- No Onward Chain
- Downstairs Cloakroom
- Bath & Aqualisa Shower
- Corner Plot Garden
- End of terrace
- Potential to Extend (STPP)
- Modern Fitted Kitchen
- Off Road Parking Space



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

A well presented three bedroom end of terrace family home set within a corner plot location offering scope to extend "subject to planning permission" to the side of the property with off road parking space and rear gated access. The accommodation comprises entrance porch, downstairs cloakroom, living room with Amtico flooring and archway leading to dining room with sliding patio doors to rear garden and fitted kitchen. The first floor comprises three bedrooms and a bathroom with white "kidney shaped" bath with built in Aqualisa power shower and screen, and there is access to loft space from the landing. The property has double glazing and gas central heating throughout and a low maintenance rear garden with summer house and shed. No onward chain.

EPC: C Council Tax: Band D: £2,447.16 p.a. (2025/26)

PLEASE NOTE: Pursuant to the Estate Agents Order of 1991, we must mention that the owner of the property is an employee of Luff & Wilkin Estate Agents Ltd.

## Location

The property is within a stone's throw of Watchetts Recreation Ground which provides fields, children's playground and is an ideal recreation ground for dog walkers. 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 (45 minutes). Camberley has a good variety of high street retailers and The Atrium complex has a nine-screen cinema, bowling alley, health & fitness club, cafés and restaurants, whilst nearby The Meadows has superstores including Marks and Spencer and Next. Camberley Heath Golf Course offers excellent facilities along with Camberley Cricket Club and the Camberley Theatre. There is a wide range of well-respected schools in both the state and private sectors.