



COOLARNE RISE | CAMBERLEY

  
Platinum  
Homes  
BY BRIDGES



## The Property

Situated in a quiet cul-de-sac of executive detached homes, this superbly presented family home boasts over 2,500 square feet in total accommodation. The exquisite finish throughout will enable the new owner to move straight in and the open plan layout would perfectly suit those who wish to entertain guests.

The kitchen/dining/living room spans over 25' with dual aspect views and bi-folding doors. There are two further reception rooms, as well as a utility room and a cloakroom. The bedrooms are another particular highlight, two of which have floor to ceiling feature windows and all with built in furniture. The principal bedroom spans over 22' with en suite facilities and a further bathroom.

Camberley town centre and railway station are within easy reach, as are local schools, Frimley Park Hospital and junctions three and four of the M3 motorway, offering access to Heathrow in under thirty minutes.



## Outside

Perfect for entertaining, the garden is split into various tiers that offer a dining space, a sun deck, artificial turf and a raised area left to nature.



## Features

- Four Double Bedrooms
- Three Reception Rooms
- Spacious Kitchen/Dining Room
- Utility Room
- Beautifully Presented
- Cul-de-Sac
- Detached Double Garage
- EPC : D (66)
- Council Tax Band : G

## Contact

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# South Bend Coolarne Rise, Camberley, GU15

Approximate Area = 2040 sq ft / 189.5 sq m

Limited Use Area(s) = 107 sq ft / 9.9 sq m

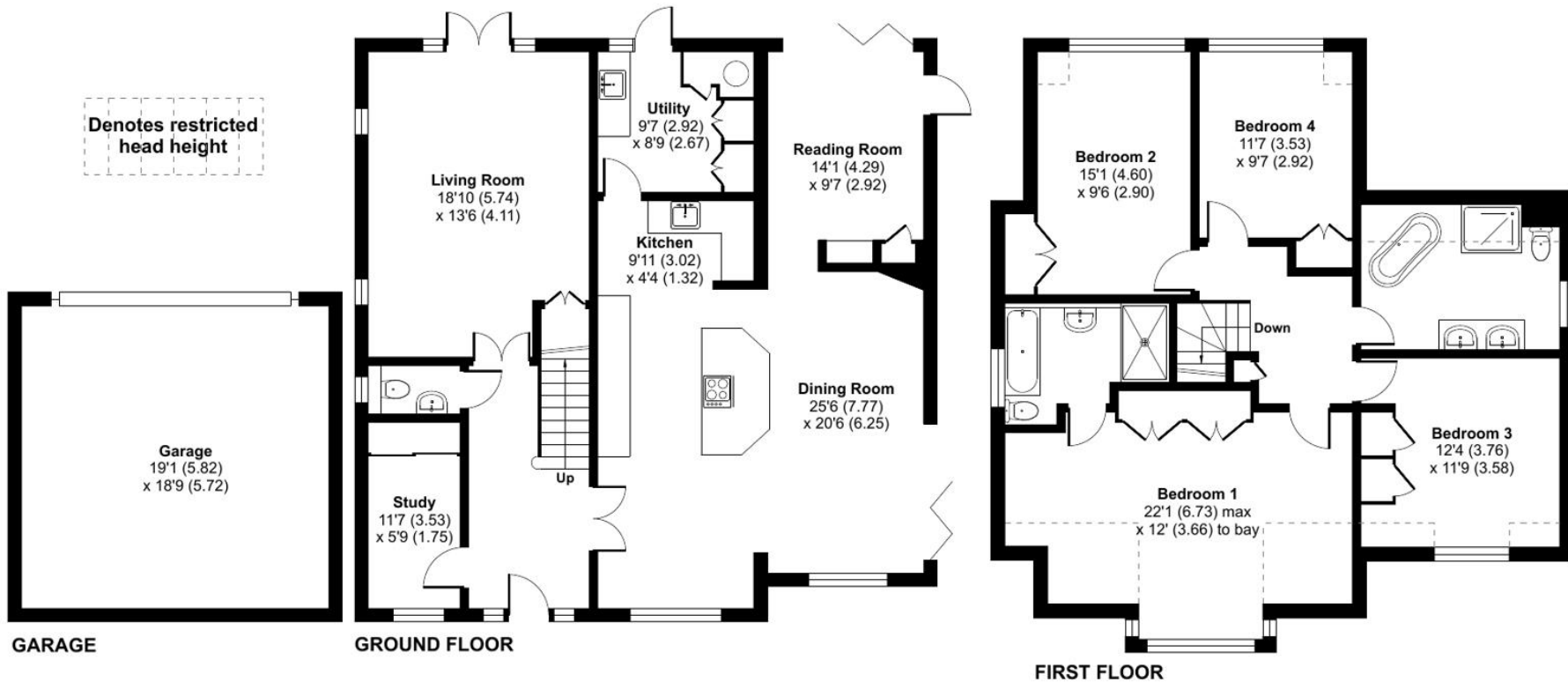
Garage = 355 sq ft / 32.9 sq m

Total = 2502 sq ft / 232.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bridges Estate Agents Ltd (Platinum Homes). REF: 1088477



