



RUDD HALL RISE | CAMBERLEY


**Platinum
Homes**
BY BRIDGES



The Property

Situated in one of Camberley's most sought after locations in a cul-de-sac consisting of just eight properties, this detached family home is offered to the market with no onward chain complications. Offering ample scope to improve/extend (STPP) and measuring almost 2,500 square feet, the property enjoys a good deal of privacy in this quiet setting that is within walking distance to Camberley town centre.

Accommodation comprises an 'L' shaped 24' x 23' reception room, study, conservatory, kitchen/breakfast room, 15' utility room, cloakroom and a spacious entrance hall. To the first floor there are four double bedrooms with a substantial en suite bathroom (formerly bedroom five) and a further family bathroom.

Improvements to the property include double glazed windows, electric garage doors, and an extensive re-laid patio to the rear. Camberley train station is close by, as are junctions three and four of the M3 motorway.

Outside

Occupying an overall plot of over a quarter of an acre, the well maintained rear garden is mainly laid to lawn with an extensive area of patio and a heated outdoor swimming pool.

There is a timber built structure housing the boiler/filtration system for the swimming pool, hidden compost area, and side access to the front.

Driveway parking and gardens are to the front, leading to the integral double garage.



Features

- Four Double Bedrooms
- Two Bath/Shower Rooms
- Kitchen/Breakfast Room
- 15' Utility Room
- Heated Swimming Pool
- 0.27 Acre Plot
- No Onward Chain
- EPC: D (68)
- Council Tax Band: G

Contact

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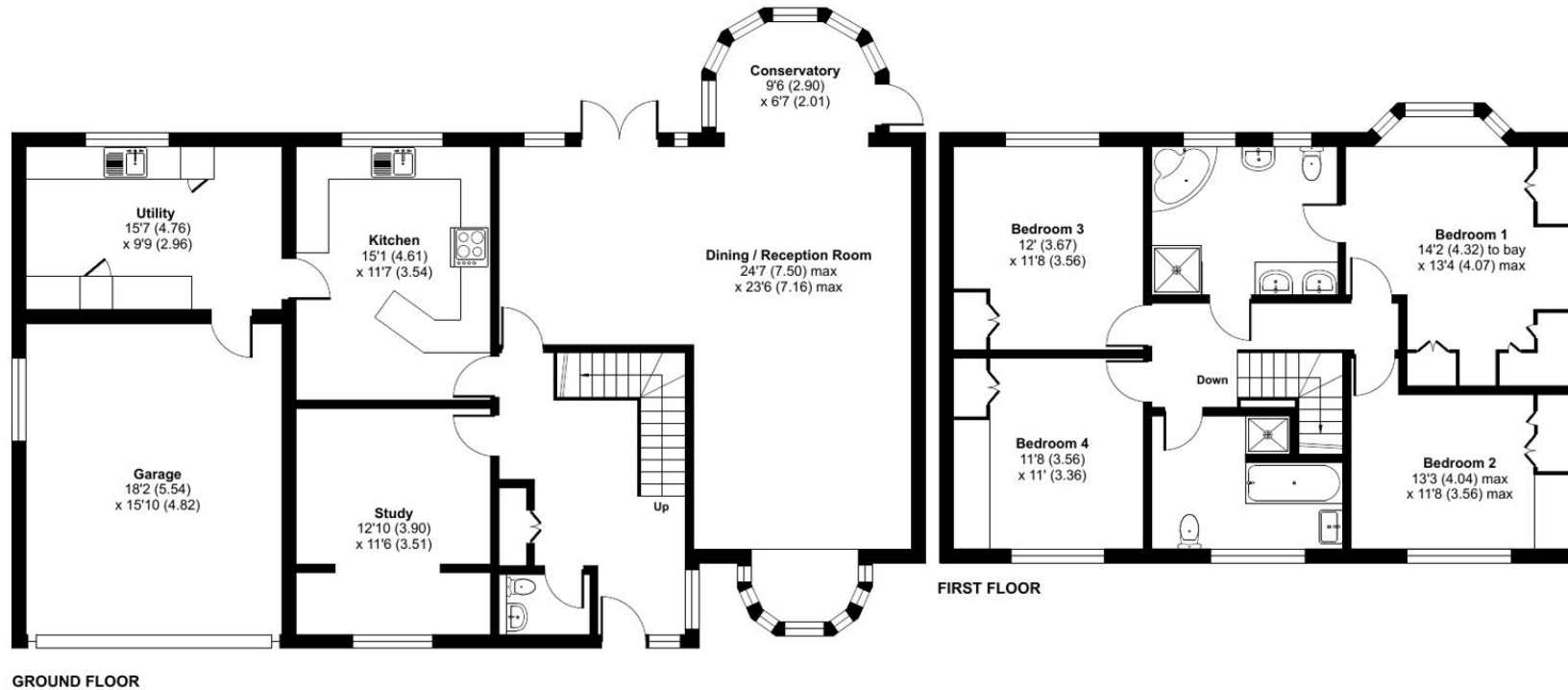
Rudd Hall Rise, Camberley, Surrey, GU15

Approximate Area = 2135 sq ft / 198.3 sq m

Garage = 283 sq ft / 26.2 sq m

Total = 2418 sq ft / 224.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024.
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