



UPPER PARK ROAD | CAMBERLEY


**Platinum
Homes**
BY BRIDGES



The Property

Situated within a short walk to Camberley town centre, this elegant Victorian home dates back to circa 1890 and has undergone extensive refurbishment to offer a blend of period charm with modern comforts.

Boasting almost 3,000 square feet in accommodation and period features including high ceilings, bay windows, original fireplaces, and decorative cornicing, the layout perfectly suits those who love to entertain due to the open plan kitchen and 22' reception room with twin French doors to the rear garden. Completing the ground floor space are three further reception rooms, a cloakroom, and a utility room. To the first floor, there are three double bedrooms and two bath/shower rooms. The fourth bedroom is currently in use as a dressing room but could be easily converted back by the new owner.

There is a fantastic detached annexe attached to the garage, offering a kitchen/living area, shower room and bedroom with a vaulted ceiling and Juliet balcony. The main house has designs and planning permission to create further space, with the finish throughout this property a credit to the owners' fastidious attention to detail. Finally, the property is offered with no onward chain complications.

Outside

The property has extensive driveway parking to the front, providing parking for several vehicles and approached via electric gates, plus a substantial courtyard area behind gates which leads to the detached double garage and car port.

Ideal for those who work from home, there is an impressive home office/annexe over the garage that is separately accessed from the house.

The rear garden is of a southerly aspect and is ideal for al fresco entertaining. There is a generous patio area immediately to the rear of the property, then a further tiered lawn area enclosed by mature shrubs and flower beds.



Features

- Four Bedrooms
- Five Reception Rooms
- Detached Double Garage
- Annexe Over the Garage
- Victorian Home with Numerous Period Features
- Walking Distance to the Town Centre
- No Onward Chain
- EPC: C (69)
- Council Tax Band: G



Contact

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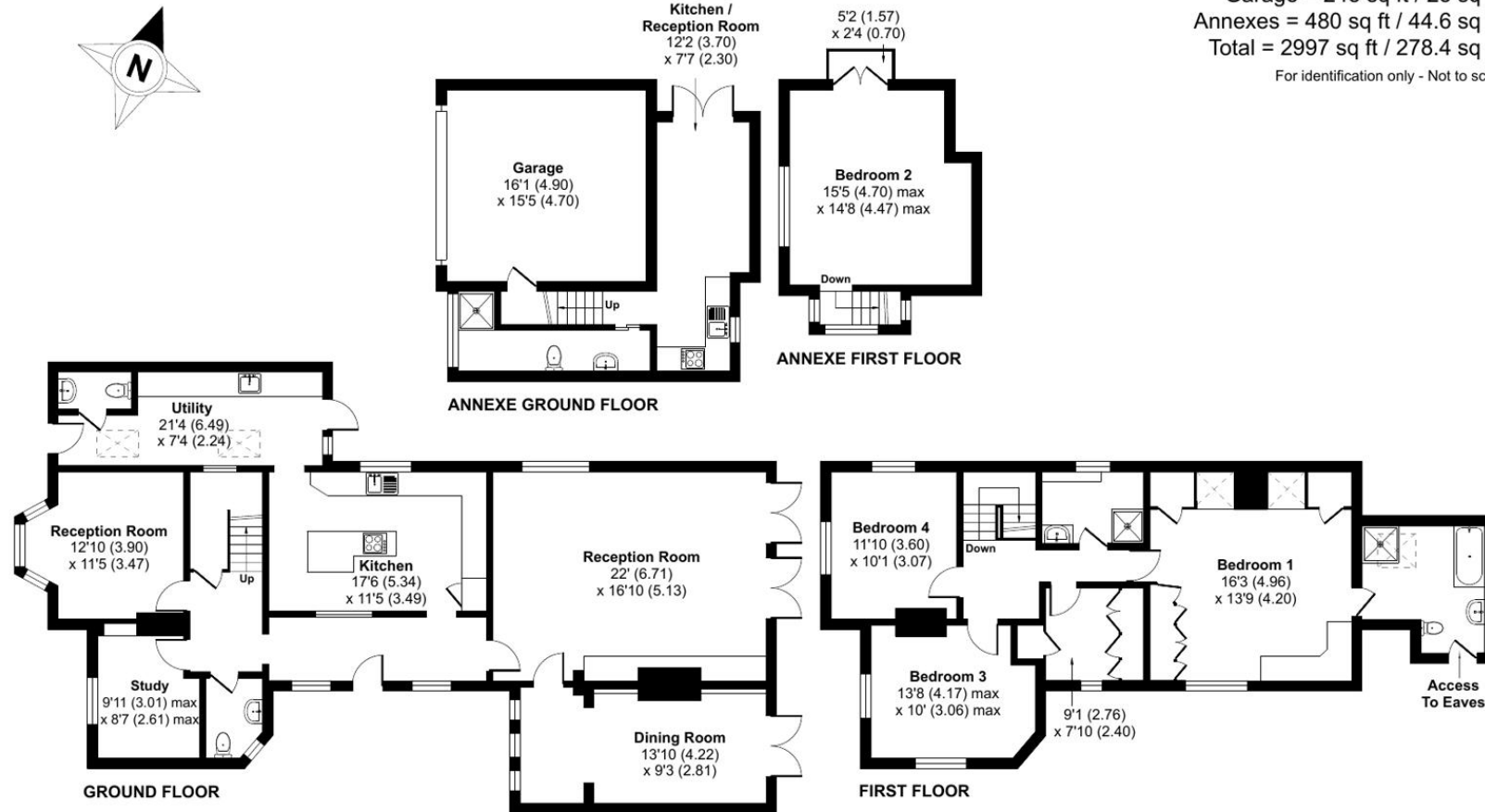
Approximate Area = 2269 sq ft / 210.8 sq m

Garage = 248 sq ft / 23 sq m

Annexes = 480 sq ft / 44.6 sq m

Total = 2997 sq ft / 278.4 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). © nitchecom 2024. Produced for Bridges Estate Agents Ltd (Platinum Homes). REF: 1088477

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