



AZALEA WAY | CAMBERLEY


**Platinum
Homes**
BY BRIDGES



The Property

Boasting a plot of almost half an acre and offering direct access to Camberley Heath Golf Course, this superb, detached family home spans almost 4,000 square feet of flexible accommodation.

The 24' 'L'-shaped living/dining room offers access to the garden, as does the 21' reception room to the rear. There is a spacious utility room, cloakroom and focal kitchen/breakfast room offering dual aspect views and measuring 28' in length. There is also a downstairs shower room accessed externally to offer convenience for use with the swimming pool.

The standout feature on the first floor is undoubtedly the 24' games room with space for a full-size snooker table, its own shower room, vaulted ceiling and stairs to eaves storage. There are five double bedrooms and two bath/shower rooms, one of which offers en suite facilities.

Within close proximity are local golf courses, excellent schools, shops, amenities and travel links (with both junctions three and four of the M3 within easy reach).

Outside

Occupying a 0.47-acre plot, the property boasts a tiered rear garden, backing onto a golf course (with direct access) and there is a high degree of privacy to all sides.

There is a heated outdoor swimming pool with a plant room and shed, offering utility space and a sink unit.

To the front is driveway parking for several vehicles.



Features

- Five Double Bedrooms
- Four Bath/Shower Rooms
- Games Room
- Heated Swimming Pool
- 0.47-Acre Plot
- Backing Onto the Golf Course
- Quiet Location
- EPC: D (68)
- Council Tax Band: G

Contact

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Azalea Way, Camberley, Surrey, GU15

Approximate Area = 3297 sq ft / 306.3 sq m

Limited Use Area(s) = 93 sq ft / 8.6 sq m

Garage = 298 sq ft / 27.6 sq m

Outbuildings = 198 sq ft / 18.3 sq m

Total = 3886 sq ft / 360.8 sq m

For identification only - Not to scale



Denotes restricted
head height



**Certified
Property
Measurer**

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