



Bath Road, Camberley

**£800,000**



## Bath Road, Camberley

We are excited to be offering this stunning 4 bedroom Edwardian family home, built in 1902. It is perfectly located with Camberley town centre, a variety of local amenities and miles of beautiful countryside in nearby Barossa nature reserve, all within easy walking distance. It has great transport links and is within a catchment area for excellent schools including Crawley Ridge.

### FEATURES

Off road parking for 2 cars and garage  
Private garden backing onto fields  
Possibility to extend into attic sstp  
No onward chain  
Character property in excellent condition with high ceilings, bay windows and fireplaces  
0.4 miles to Camberley mainline train and bus station with direct links to Waterloo and Heathrow  
0.3 miles to Camberley shopping centre  
0.6 miles to Places Leisure Centre  
5 star hotels, spas, restaurants and golf clubs nearby  
Band G – Surrey Heath Borough Council



### ACCOMMODATION

Character Entrance Hall  
Lounge with wood flooring, bay window and fireplace  
Dining room with fireplace  
Cloakroom / toilet  
Under stairs storage cupboard  
Kitchen  
Conservatory  
Study / Family Room  
Master bedroom with en-suite shower room  
Three further double bedrooms  
Family bathroom with separate bath and shower

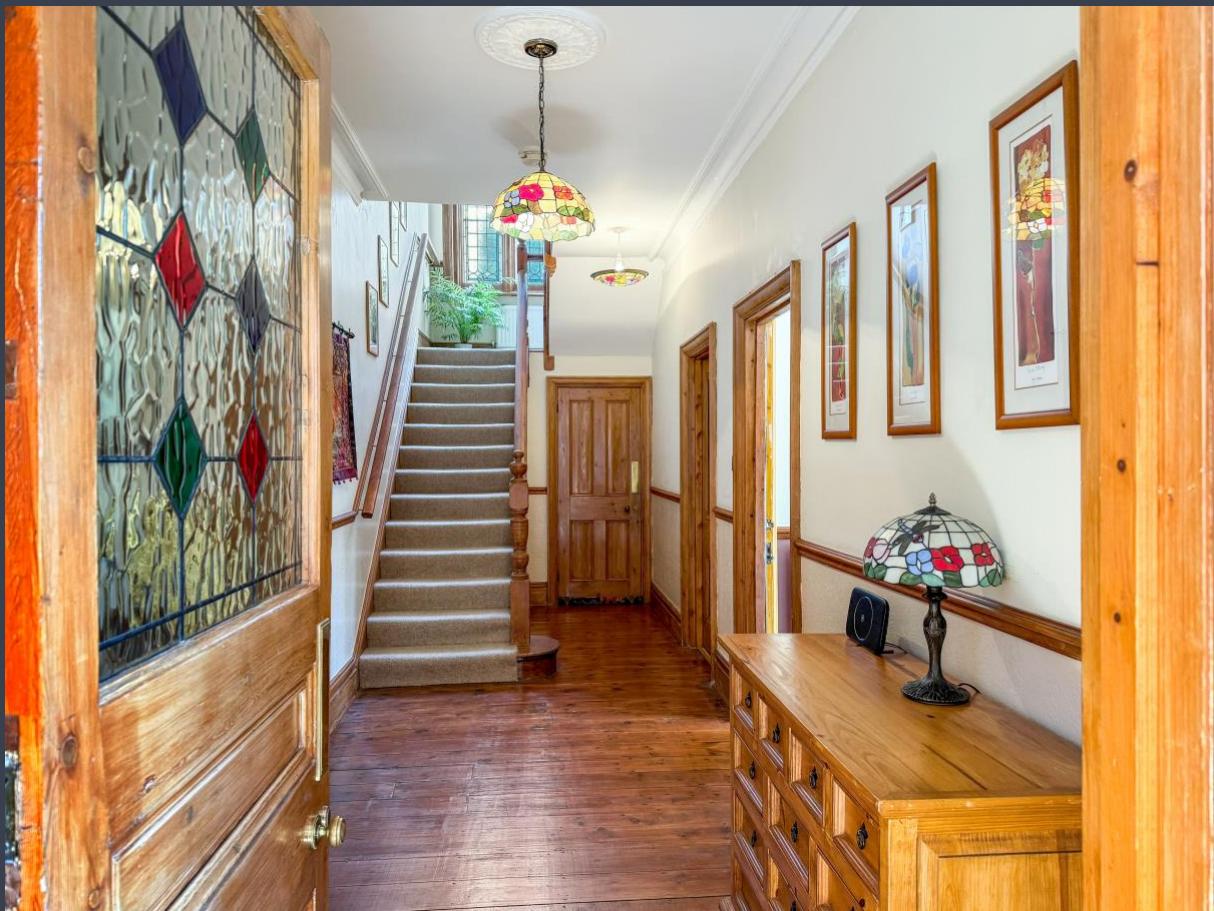


### OUTSIDE

Parking space for 2 cars  
Garage  
Front garden and quiet enclosed rear garden

### EPC RATING

E



### Bath Road

Approximate Gross Internal Area 226.51 sq m / 2438.13 sq ft (Excluding Garage)  
 Garage Area 14.90 sq m / 160.38 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.

**Disclaimer:** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU15 4HP**



**NEWTON ROWE**  
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