



James Road | Camberley | Surrey | GU15 2RG





James Road, Camberley, Surrey, GU15 2RG

*****NO ONWARD CHAIN***** Having been comprehensively refurbished to an exceptional standard, this elegant two bedroom first-floor maisonette offers beautifully appointed accommodation, combining contemporary styling with generous proportions and the rare advantage of a private garden, driveway parking and its own private entrance.

Extending to approximately 740 sq ft, the property enjoys an impressive sense of space throughout. A private front door leads to the first-floor landing, where a welcoming central hallway provides access to all principal rooms.

The spacious sitting room is flooded with natural light, creating an inviting space for both everyday living and entertaining. A private balcony provides an attractive spot to enjoy a morning coffee or unwind at the end of the day.

The separate kitchen has been thoughtfully redesigned with contemporary cabinetry and quality worktops, offering a stylish yet practical environment for modern living.

The principal bedroom is a generous double with ample space for freestanding furniture, while the additional reception room, currently arranged as a home office, offers excellent flexibility and could equally serve as a guest bedroom, dressing room or nursery, depending on individual requirements.

Completing the accommodation is a beautifully finished bathroom, fitted with high-quality contemporary sanitaryware and elegant fixtures, reflecting the standard of refurbishment seen throughout the home.

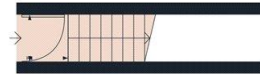
Outside, the property continues to impress. A substantial private garden provides an excellent outdoor space for entertaining, gardening or relaxing, while the private driveway offers valuable off-road parking—a combination rarely found with maisonettes of this style.

Ideally situated within easy reach of Camberley town centre, residents benefit from an excellent selection of shops, cafés, restaurants and leisure facilities, including The Atrium and The Square shopping centre.

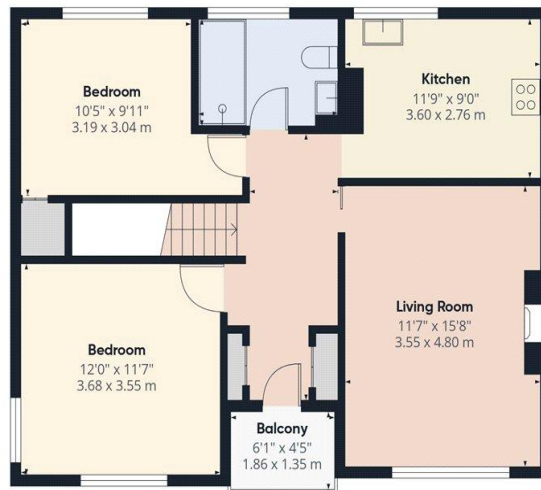
The property is also conveniently located just a short distance from Frimley Park Hospital, making it an excellent choice for healthcare professionals. Camberley railway station, Frimley station and the nearby M3 motorway provide superb connectivity to London, Farnborough, Guildford and the wider region, while nearby parks and woodland offer wonderful opportunities for walking and recreation.

Beautifully presented and requiring no onward investment, this exceptional home offers the perfect balance of style, practicality and outdoor space, making it an outstanding choice for professionals, first-time buyers, downsizers or investors seeking a turnkey property in a highly convenient location.





Ground



Floor 1

Approximate total area⁽¹⁾

740 ft²
68.8 m²

Balconies and terraces

27 ft²
2.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



66 Park Street, Camberley, Surrey, GU15 3PT
01276581850 sales@seymours-camberley.co.uk
www.seymours-estates.co.uk

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