

Azalea Way | Camberley | Surrey | GU15 1NY

Seymours









Azalea Way, Camberley, Surrey, GU15 1NY

NO ONWARD CHAIN Occupying a particularly secluded position adjoining the prestigious Camberley Heath Golf Course, this substantial four-bedroom detached family home enjoys an impressive plot extending to almost half an acre, approached via a private driveway of approximately 150ft.

Offering approximately 2,170 sq ft of well-proportioned accommodation, the property presents an exciting opportunity to acquire a home with considerable scope and potential, enjoying an enviable setting and an exceptional sense of privacy.

The ground floor provides an excellent arrangement of reception space, ideally suited to modern family living. The principal living room is an impressive triple-aspect room measuring almost 24ft in length, allowing plenty of natural light and providing a wonderful space in which to relax. There is also a separate family room and a dedicated study.

The kitchen/breakfast/dining room is undoubtedly a particular feature, extending to over 26ft and incorporating a central island and a designated dining area. A separate utility room provides additional practicality, whilst a reception hall and downstairs cloakroom complete the ground-floor accommodation.

On the first floor, a galleried landing leads to four generous double bedrooms, all benefiting from built-in wardrobes. These are served by a refitted family bathroom, incorporating both a separate bath and walk-in shower.

Externally, the property occupies a wonderful secluded plot extending to approximately 0.44 of an acre. The rear garden enjoys a superb outlook backing directly onto Camberley Heath Golf Course, with a full-width paved terrace leading onto an established lawn, surrounded by mature trees and established planting. To the front, an impressive private driveway extends to approximately 150ft, providing ample off-road parking and access to the garage.

Azalea Way is situated in a highly regarded residential position within Camberley, particularly appealing for its proximity to Camberley Heath Golf Course. The property is conveniently located for Prior Heath, Ravenscote and Tomlinscote schools, whilst Camberley town centre offers an excellent selection of shopping, restaurants, cafés and leisure facilities.

For commuters, there is convenient access to the A30 and M3 motorway network, together with Camberley railway station providing connections towards Ascot and Guildford.

Requiring a degree of modernisation, the property offers considerable scope for improvement and the opportunity to create an outstanding family home, with further potential to extend subject to the necessary planning permissions.







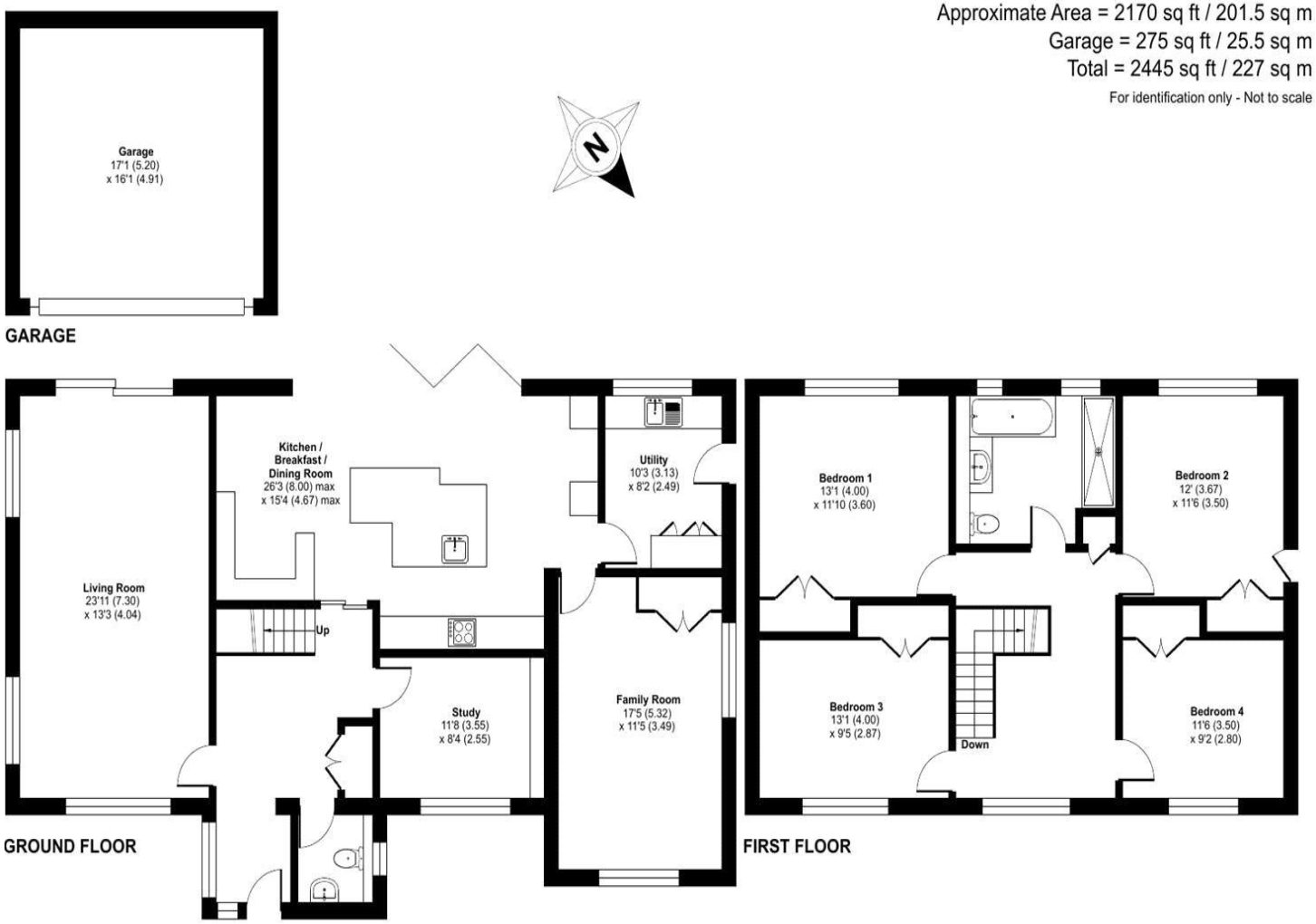


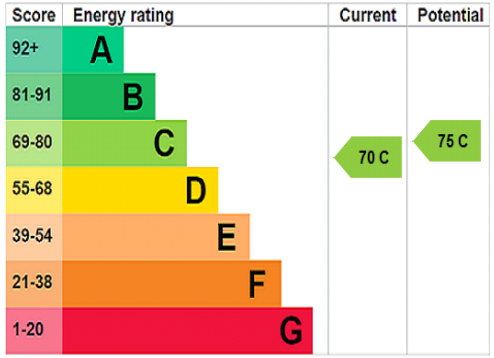




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Approximate Area = 2170 sq ft / 201.5 sq m
Garage = 275 sq ft / 25.5 sq m
Total = 2445 sq ft / 227 sq m
For identification only - Not to scale





The Property Ombudsman
APPROVED CODE
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