



5 Kingston Road
Camberley, Surrey, GU15 4AF
£400,000 Offers in excess of

Property details

-  3 bedrooms
-  1 baths
-  EPC Rating D
-  925 sq. ft

NO ONWARD CHAIN An excellent opportunity to acquire a well-proportioned three-bedroom home, offering generous accommodation throughout, together with a detached garage and exciting potential to improve and extend, subject to the necessary planning consents.

The property offers a practical and versatile layout with excellent proportions. The ground floor features an impressive 15'9" x 13'5" living room, providing an excellent principal reception space, alongside a well-sized 18'11" x 8'2" kitchen/dining room, creating a sociable and functional heart of the home.

Upstairs are three bedrooms, including two particularly well-proportioned rooms measuring approximately 11'1" x 12'0" and 10'7" x 9'5", together with a versatile third bedroom which could also lend itself to use as a home office, dressing room or nursery.

To the front there is driveway parking for multiple vehicles leading to the detached garage and side access into the substantial rear garden.

The property enjoys an exceptionally convenient position, ideally suited to family life, with a selection of local shops and well-regarded schools all within easy walking distance. Nearby

educational facilities include Collingwood College, Lorraine Infant School and Cordwalles Junior School, making the location particularly appealing for families.

Just under two miles away, Camberley town centre offers an extensive choice of retail, leisure and entertainment amenities, from independent and high-street shops to a variety of cafés, bars and restaurants. The town is further enhanced by its modern sports facilities and multi-screen cinema, providing an excellent range of leisure options close to home.

For commuters, the property is exceptionally well positioned for access to the M3 motorway, with convenient connections available via Junction 3 at Lightwater or Junction 4 at Frimley, providing straightforward routes towards London, the wider Surrey and Hampshire areas.

Council tax band: C

Local authority: Surrey Heath

Tenure: Freehold

Viewings

By appointment only

[01276581850](tel:01276581850) / sales@seymours-camberley.co.uk



Substantial rear garden

Detached garage and
driveway parking



Floorplan



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