



**Osbornes**  
Independent estate agents

Old Porstmouth Road | Camberley

# Introducing a charming five-bedroom detached home nestled in a serene cul-de-sac, conveniently close to popular schools such as Prior Heath and Ravenscote schools.

Detached | Five Bedrooms | Three Reception Rooms | Family Bathroom | Southerly Facing Garden | Garage & Off Street Parking

**£650,000 | Freehold**

Introducing a charming five-bedroom detached home nestled in a serene cul-de-sac, conveniently close to popular schools such as Prior Heath and Ravenscote schools. The ground floor welcomes you with a living room with feature bay window, a cozy family room, and an interconnected dining room leading to the kitchen, complemented by a convenient cloakroom and direct access to the integral garage. French doors from the family room and kitchen seamlessly extend the living space to the meticulously maintained southerly facing rear garden, offering a sanctuary of tranquillity and seclusion. Ascending to the first floor, all five bedrooms feature built-in cupboards, while a family three-piece bathroom suite caters to your comfort. Parking is accommodated for multiple vehicles on the driveway, which leads to the single garage. Strategically positioned in Camberley, just thirty-five miles southwest of central London along the A30, with easy access to junctions 3 & 4 of the M3 motorway. Commuting is convenient with regular trains from London to Camberley and swift connections from Farnborough to Waterloo in just 45 minutes. Camberley boasts a vibrant array of high street retailers, and The Atrium complex offers entertainment options such as a nine-screen cinema, bowling alley, health & fitness club, as well as a selection of cafés and restaurants. EPC Band: D Council Tax Band: E





Approximate Gross Internal Area  
 Ground Floor = 77.3 sq m / 832 sq ft  
 First Floor = 65.5 sq m / 705 sq ft  
 Total = 142.8 sq m / 1537 sq ft



**Old Portsmouth Road**

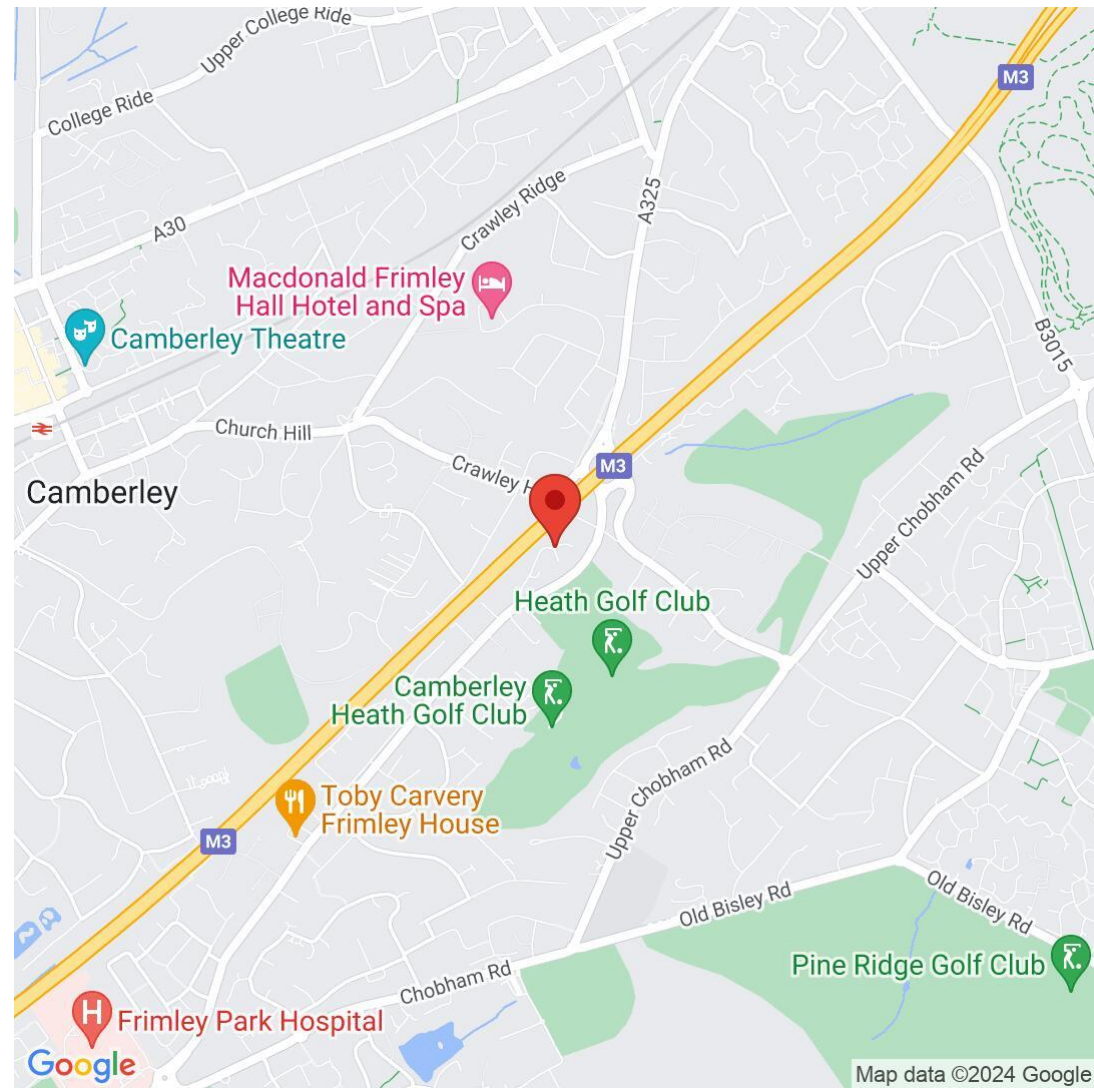
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1010650)

## Osbornes Estate Agents

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	