

Asking Price £460,000 | Freehold

Poppyhills Road, Camberley, GU15 4ES







Key Features & Description

- Upgraded & Extended
- Flexible Living Areas:
- Open-Plan Family Room
- A sleek, modern refitted family bathroom
- Bonus Loft Space
- Fitted wardrobes in each bedroom
- Private Garden & Cabin
- Dual-Access Parking
- Hive EV charger
- Situated close to popular schools, Camberley Town Centre, and major A30/M3 transport links
- Chain free
- EPC Rating C | Council Tax Band D

Beautifully presented and deceptively spacious, this extended home has been thoughtfully upgraded by the current owners to offer highly flexible living space. The ground floor features a welcoming separate living room, a formal dining room, and a stylishly refitted kitchen/breakfast room. This flows seamlessly into a striking open-plan family room, complete with doors opening directly out to the rear garden. Solid oak wood flooring, double glazing, and gas central heating feature throughout.

Upstairs, the property offers three bedrooms and a contemporary refitted family bathroom. A pull-down staircase provides access to a fantastic bonus loft room, flooded with natural light from a Velux window.

Outside, the fully enclosed, private rear garden is perfect for entertaining, boasting a large decking area that leads down to a well-kept lawn. At the far end sits a substantial wooden cabin, alongside a rear access gate. For added convenience, the property benefits from a block-paved driveway to the front and additional vehicular access to the rear.

Ideally situated close to highly regarded local schools, the home is just a short distance from Camberley Town Centre's vibrant mix of shops, restaurants, and entertainment. Commuters will also appreciate the excellent transport links, with easy access to both the A30 and the M3 corridor.



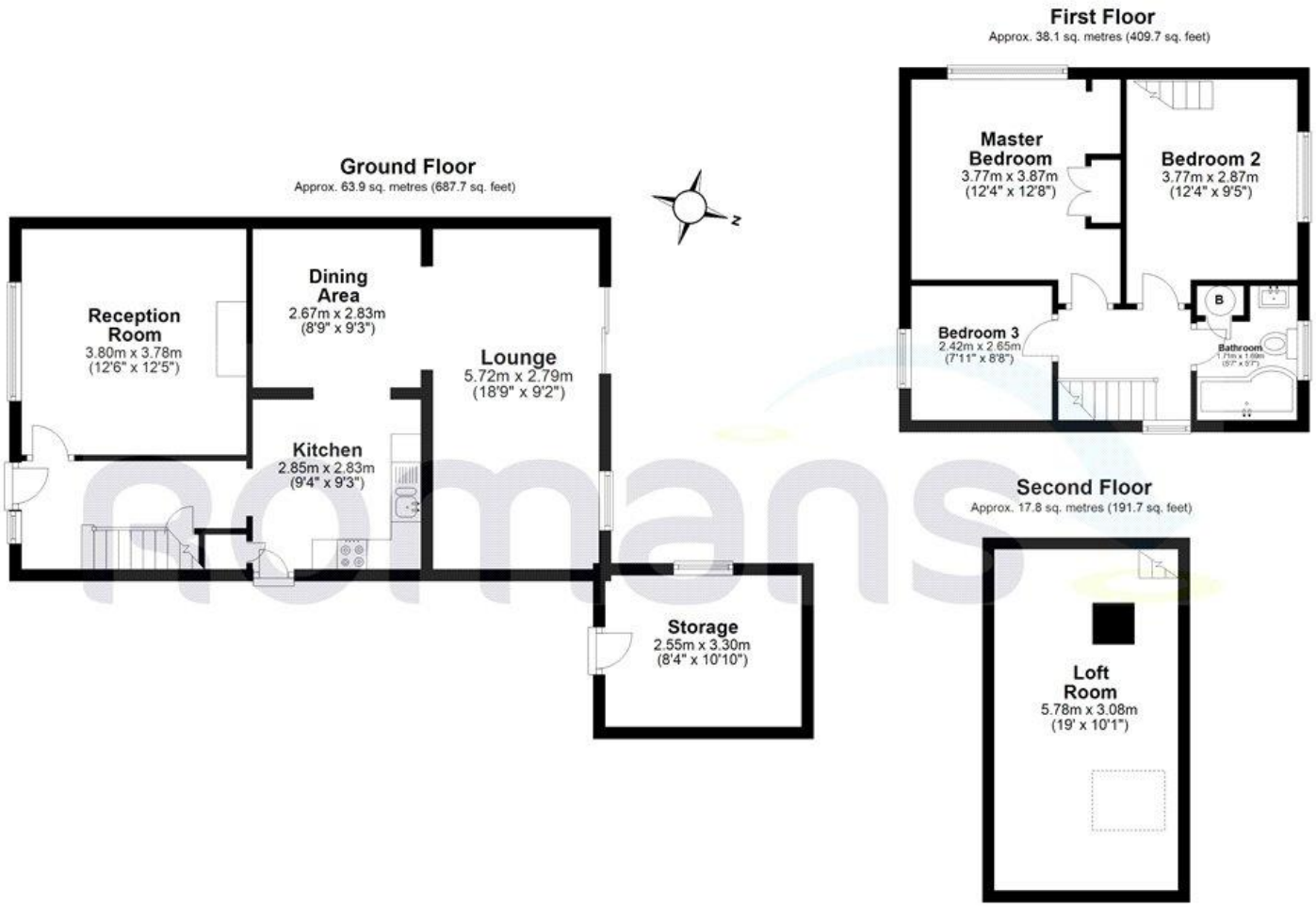



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Total area: approx. 119.8 sq. metres (1289.1 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Romans.

Fleet Sales
257 Fleet Road, Fleet, Hampshire GU51 3BN
T: 01252 360 800 | fleetresidential@romans.co.uk
romans.co.uk