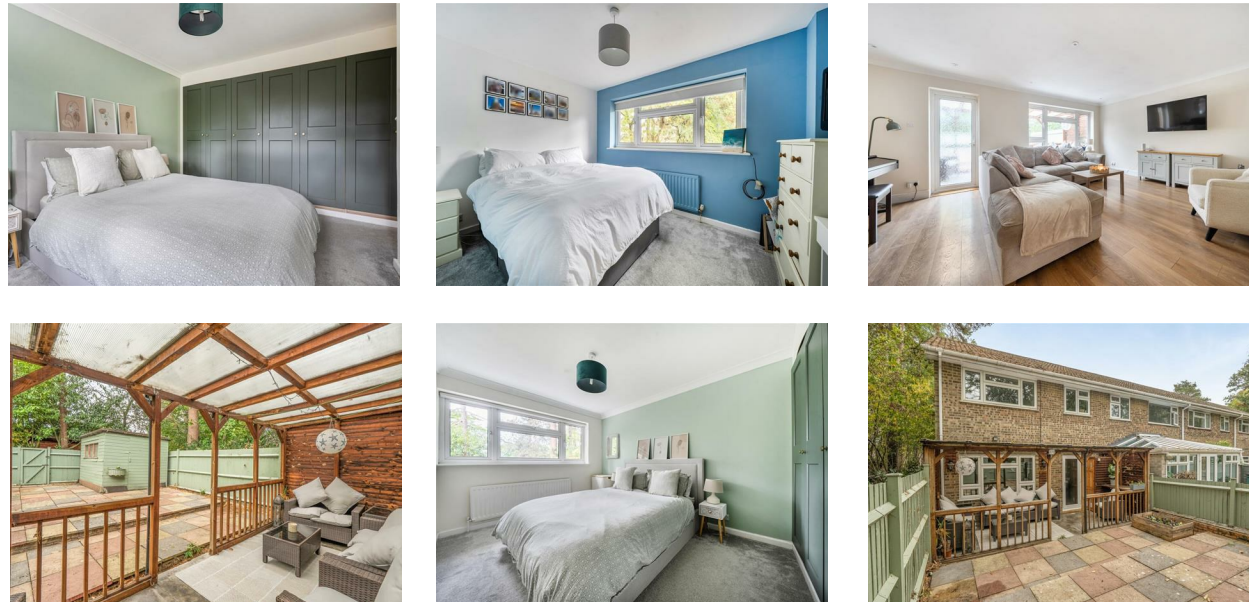
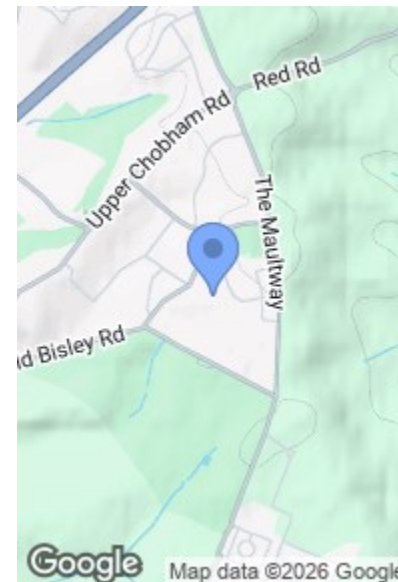
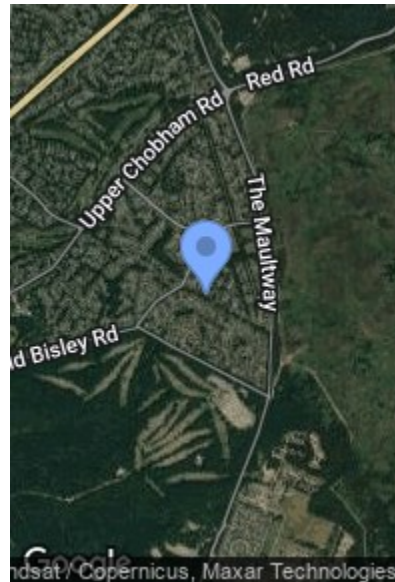
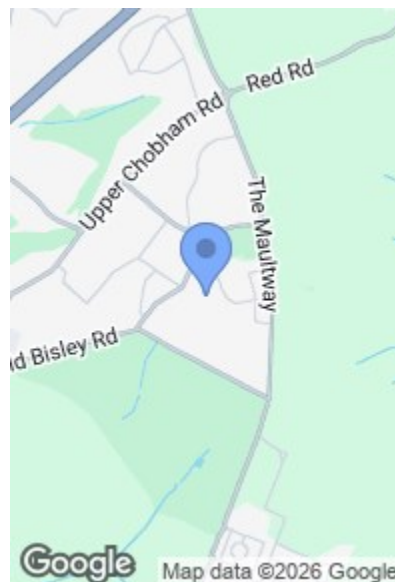




ROAD MAP

HYBRID MAP

TERRAIN MAP

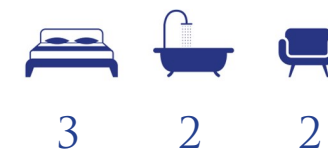


TROUTBECK WALK, CAMBERLEY GU15
GUIDE PRICE £400,000

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Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
72	86
England & Wales	
EU Directive 2002/91/EC	





MAIN FEATURES

- Three bedrooms
- Separate dining room
- Main bedroom with fitted wardrobes
- No Onward Chain
- Refitted kitchen with integrated appliances
- Spacious 17'10 living room with direct garden access
- Private, enclosed rear garden with covered seating area

FULL DETAILS

Entrance hallway

Enter via the front door. Wood-effect flooring, two storage cupboards with house the washer/dryer, stairs leading to the first floor, and doors leading to all rooms

WC

Low level WC ,Wash hand basin

Living Room

Rear aspect, wood-effect flooring, spotlights, coving. Large picture window overlooking the garden and UPVC door opening onto the covered patio. Under-stairs storage cupboard.

Dining Room

Side aspect, wood-effect flooring, radiator. Space for a dining table and chairs and for a freestanding fridge-freezer. Opening through to:

Kitchen

Front aspect, wood-effect flooring, spotlights. Refitted shaker-style kitchen with a range of wall and base units and quartz-style work surfaces. Inset sink with mixer tap beneath the window. Integrated oven, four ring gas hob and extractor hood. integrated dishwasher, free standing fridge/freezer

First Floor Landing

Carpet flooring, built-in storage cupboard, loft access, doors leading to:

Bedroom One

Rear aspect double bedroom, carpet flooring, full-width fitted wardrobes with hanging space and shelving.

Bedroom Two

Front aspect double bedroom, carpet flooring, neutrally decorated

Bedroom Three

Rear aspect, carpet flooring, Ideal as a single bedroom, nursery or home office.

Bathroom

Front aspect, frosted window. Fully tiled walls and floor. White suite comprising a panel bath with glass shower screen and shower over, vanity wash hand basin with cupboard below, and low level WC.

To The Rear

A private, fully enclosed garden, mainly laid to patio. Covered timber veranda with seating area, ideal for entertaining in all weathers. Raised planter, timber shed, and fence panelling with rear gate. The garden backs onto mature trees, giving a good degree of privacy.

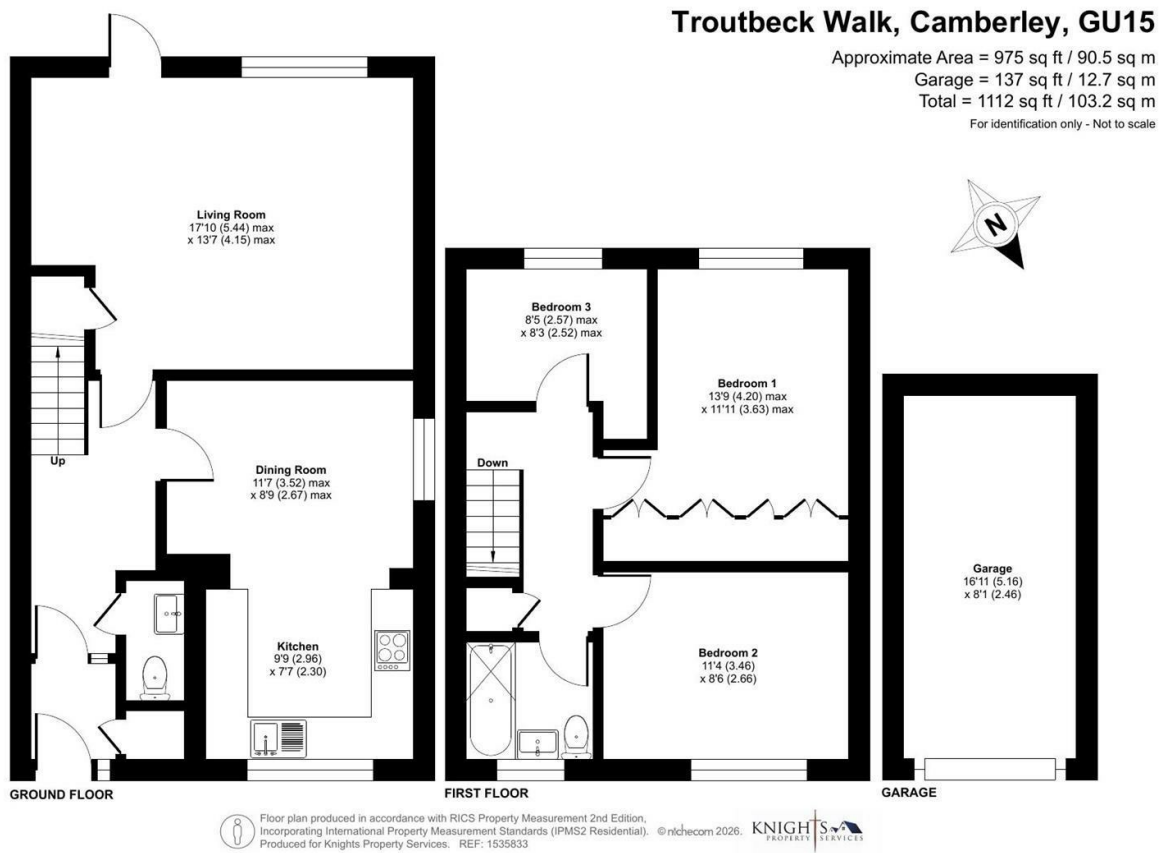
To The Front

Paved pathway leading to the front door, with a lawned area and mature hedging and shrubs.

Garage

Single garage with up-and-over door, located in a separate block.

FLOORPLAN



TROUTBECK WALK, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES- NO ONWARD CHAIN- Offered to the market is this beautifully refurbished three-bedroom end-of-terrace home combines stylish, modern interiors with a convenient location. Exceptionally well presented throughout, the property offers a welcoming setting for buyers looking for a home ready to move straight into. The refurbishment creates a fresh, contemporary feel, providing an appealing backdrop for both everyday living and entertaining. With three bedrooms, the home will appeal to a range of buyers, from families seeking room to grow to professionals looking for a comfortable, well-connected base. Ideally positioned for excellent nearby schools, local amenities and convenient transport links, this attractive home brings together comfort, style and accessibility.