



Walkers Ridge, Camberley, GU15 2DF

£1,200,000

An impressive six bedroom detached double fronted family home built approximately eight years ago. The property is situated in one of Camberley's premier residential cul-de-sac locations with easy access to Camberley Town Centre, mainline station and Tekels Park. The M3 and A30 are close by giving easy access to London and the South Coast. The property is also situated within excellent school catchments (Crawley Ridge school). The accommodation comprises an impressive entrance hallway with tiled flooring and underfloor heating, bright and spacious lounge, separate dining room, a fitted modern kitchen/breakfast room with high spec appliances, separate utility room, family room and cloakroom. On the first floor, bedroom one with en-suite bathroom and a separate dressing room, four further generous sized bedrooms, bedroom two with a jack and jill en-suite bathroom and bedroom three with en-suite access. On the second floor bedroom six with eaves storage space and a bath/shower room.

Furthermore the family room, kitchen, lounge, dining and master bedroom have built-in speakers in the ceiling that can be connected to HIFI sound systems/TV or other devices. The property benefits from gas central heating, double glazed windows, south facing rear garden with raised decked area and rest laid to lawn. To the front, own driveway with ample off street parking and detached double garage. An internal viewing is strongly recommended.

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Entrance Hallway



Family Room



Lounge



Kitchen



Dining Room



Study

First Floor Landing



En-suite



Bedroom One



Bedroom Two



Ensuite



En-suite



Bedroom Three



Bedroom Four



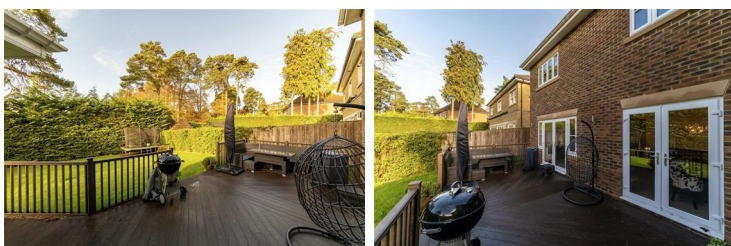
Bedroom Five



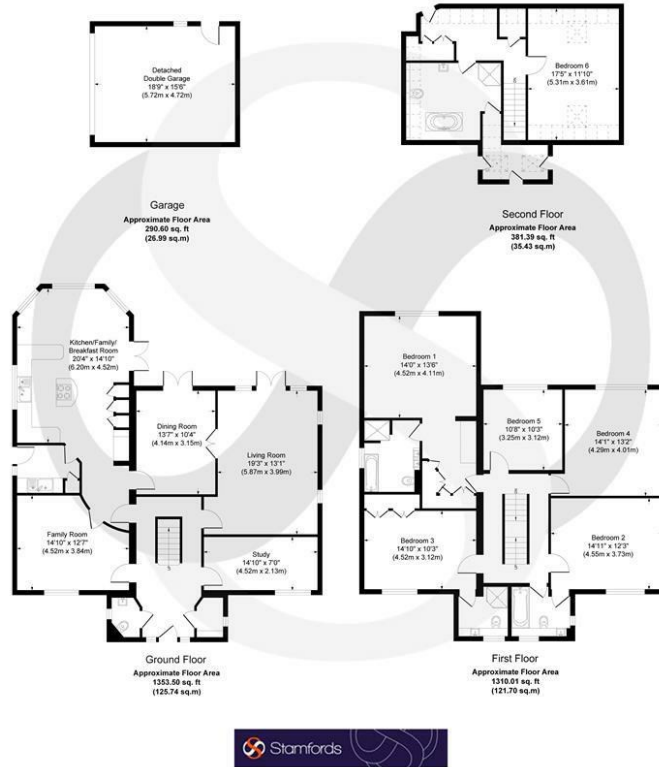
Second Floor Landing

Bedroom Six

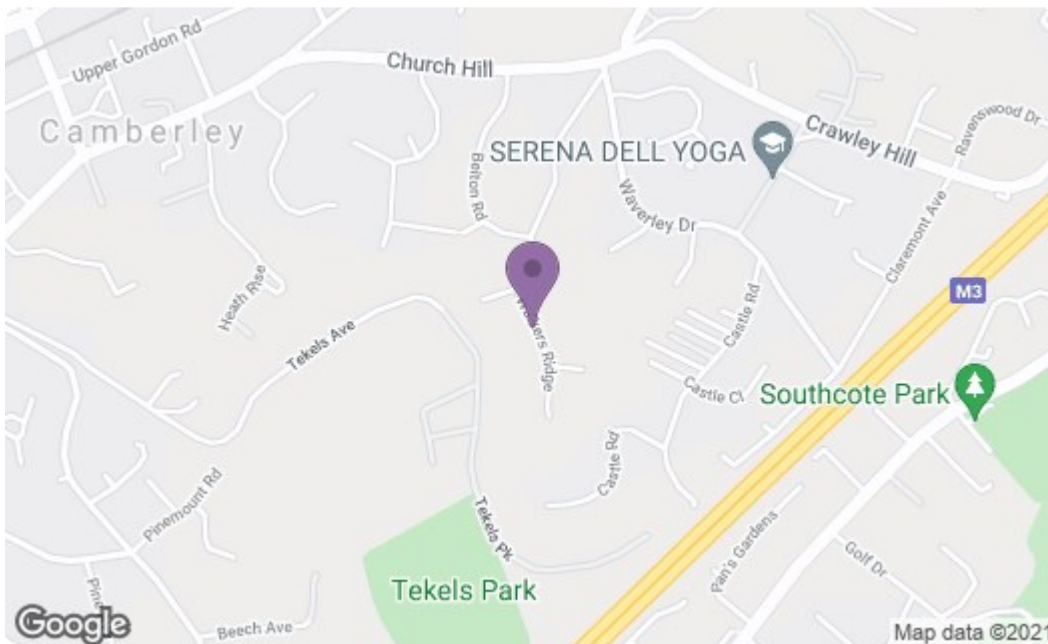


**Ensuite****Dressing Area****Garden****Rear**

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Approx. Gross Internal Floor Area 3035 sq. ft / 282.00 sq. m (Excluding Garage)
 Approx. Gross Internal Garage Area 283 sq. ft / 26.30 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 84 | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
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