

# 14 Whitehill Close CAMBERLEY, GU15 4JR



£575,000 Freehold



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) <b>A</b>		<b>82</b>
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	<b>70</b>	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



An extended four bedroom detached house situated only a short distance of Camberley town centre and railway station, in this popular cul de sac location giving easy access to junction 3 of the M3 motorway. Accommodation comprises living room, dining room, study, recently refitted kitchen/family room, utility room and cloakroom to the ground floor. To the first floor the master bedroom has both an en-suite and dressing area, with two further double bedrooms, one with en-suite. There is a further bedroom and a family bathroom. Externally the property benefits from driveway parking, garage and rear garden backing onto woodland.

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

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### Entrance

Covered entrance porch with half glazed uPVC door to:

### Entrance Hall

Stairs to the first floor landing, doors to all rooms.

### Living Room

Front aspect window. Granite fireplace with space for inset electric fire. Door to:

### Dining Room

Side aspect window and rear aspect sliding patio doors leading to rear garden. Door to:

### Study

Rear aspect window.

### Kitchen/Family Room

Front and rear aspect windows, rear aspect sliding patio doors leading to rear garden. Stainless steel single bowl and drainer sink unit with cupboard under further range of matching eye and base level units with granite work surfaces and matching upstand. Four ring induction hob, built in double oven, wine cooler, integrated dishwasher and fridge. Door to:

### Utility Room

Rear aspect door. Space and plumbing for washing machine and tumble dryer, wall mounted storage cupboards, space for American style fridge/freezer.

### Cloakroom

Low level w.c. wall mounted wash hand basin with tiled splashback.

### First Floor Landing

Front aspect window. Access to loft N.B. ( not inspected by agent ) Built in storage cupboards, doors to all rooms.

### Master Bedroom

Side and rear aspect windows. Dressing room with fitted bedroom furniture. Door to:

### En-Suite

Rear aspect window. Over sized shower cubicle, twin wash hand basins with vanity units, low level w.c. fully tiled surrounds, chrome heated towel rail.

### Bedroom Two

Front and rear aspect windows. Fitted double wardrobes, arch to:

### En-Suite

Rear aspect window. Shower cubicle, vanity unit wash hand basin, low level w.c. partly tiled.

### Bedroom Three

Front aspect window. Fitted wardrobes and airing cupboard.

### Bedroom Four

Front aspect window. Fitted wardrobe.

### Bathroom

Panel enclosed bath with shower over, pedestal wash hand basin, low level w.c. fully tiled surrounds, heated towel rail.

### Outside

Driveway parking leading to garage, partially converted to office space. Gated side access to:

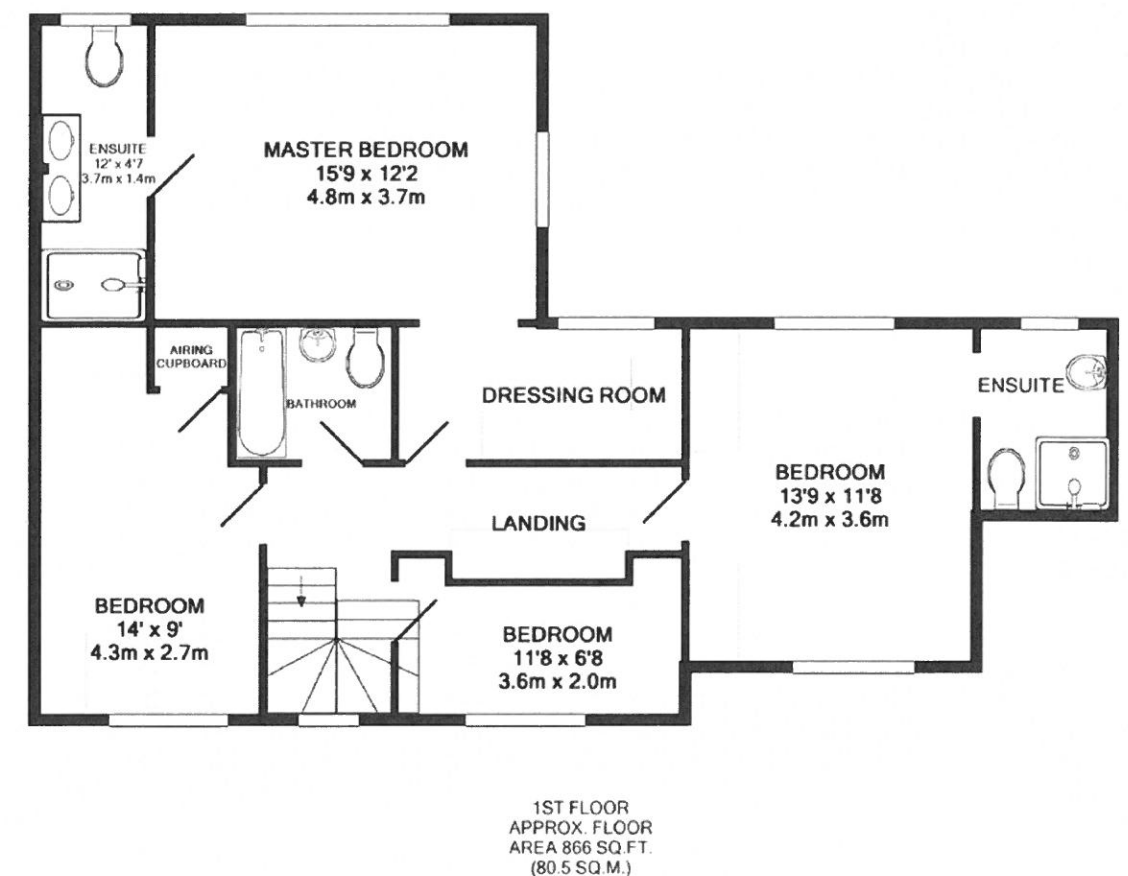
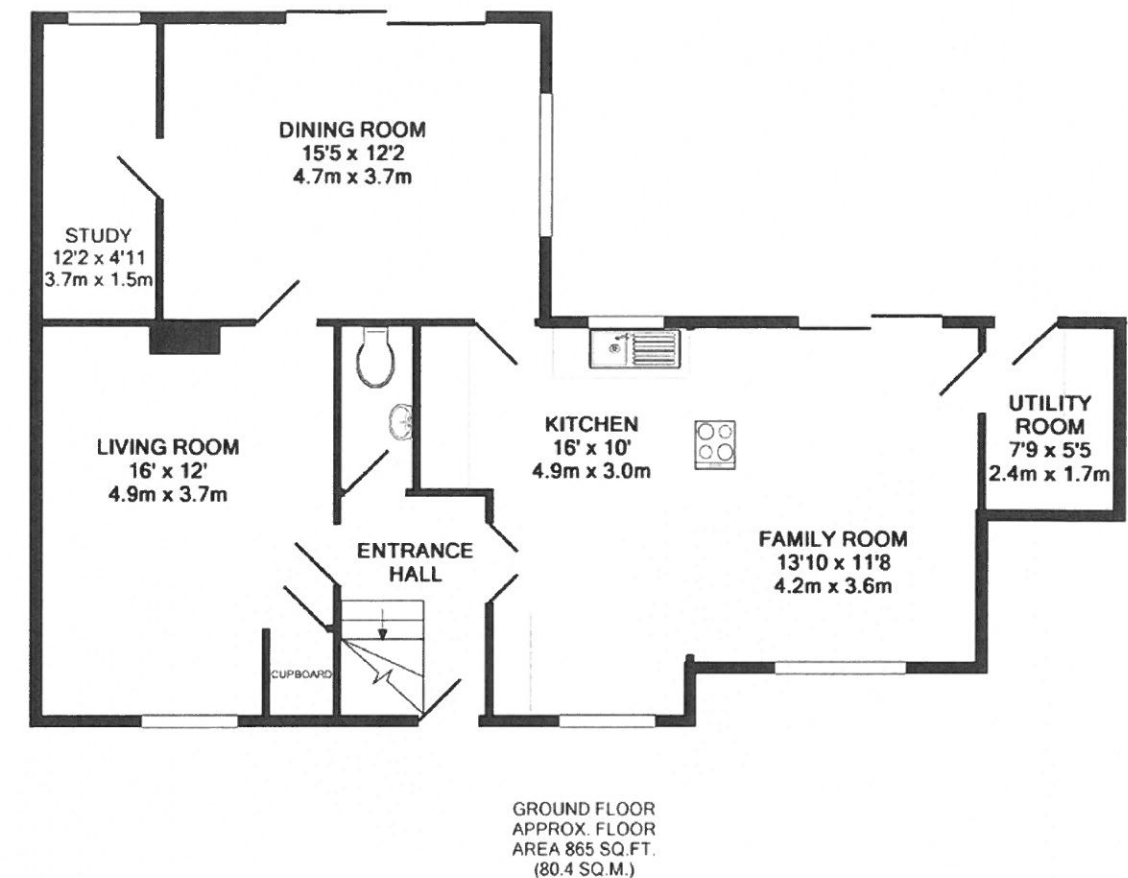
### Rear Garden

Mainly laid to lawn with mature flower and shrub borders, timber built storage shed, patio running across the rear of the property and backing onto woodland.

### VIEWING

Strictly by appointment with Luff & Wilkin telephone 01252 838899.

Office Hours - Monday to Friday 9am - 6pm (usually later) Saturdays 9am - 5pm



TOTAL APPROX. FLOOR AREA 1731 SQ.FT. (160.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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