

The Oak Apples London Road, CAMBERLEY, Surrey. GU15 3UU.



£425,000 Leasehold



A detached Leasehold bungalow being one of only three, situated in a semi rural location on Crown Land, whilst being within a short distance of Camberley town centre with its shops, restaurant's and sports facilities and giving easy access to junction three of the M3 motorway. There are also bridal paths within walking distance leading to both Swinley Forest and Lightwater Country Park, ideal for walkers and cyclists. Accommodation comprises 17ft living room, dining room, kitchen, 19ft conservatory, two double bedrooms, en-suite shower room, bathroom and cloakroom. Externally the property benefits from a detached double garage with 17ft utility room, driveway parking and private rear garden. The property further benefits from being offered to the market with no onward chain complications & a lease remaining of 73 years.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
60	84

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
53	81

EU Directive 2002/91/EC

The Property Ombudsman
APPROVED CODE
Registered Office: 13 Claremont Avenue,
Camberley, Surrey GU15 2DR
Registered No. 8078018 England and Wales

www.luffandwilkin.co.uk
info@luffandwilkin.co.uk

tel: 01252 838899 fax: 01252 838858
1 Guildford Road, Camberley, Surrey, GU16 6NL

Covered Entrance Porch

Entrance Hallway

Front aspect window and half glazed hardwood door. Amtico flooring, storage cupboard, airing cupboard, access to loft (N.B. Not inspected by agent). Doors to all rooms;

Living Room

17' 7" into bay x 12' 8" (5.36m x 3.86m) Front aspect bay window and side aspect window. Gas coal effect fire with stone surround and hearth with timber mantle, archway through to;

Dining Room

11' 11" x 10' 2" (3.63m x 3.10m) Rear aspect French doors leading to conservatory, door to;

Kitchen

11' 11" x 8' 6" (3.63m x 2.59m) Rear aspect window and half glazed door leading to conservatory. Stainless steel one and half bowl sink unit with cupboards under, further range of matching eye and base level units with rolled edge work surfaces and tiled splash back. Bosch four ring electric hob, Bosch double oven, Bosch extractor hood, integrated dish washer, space for upright appliance, cupboard housing gas fired boiler for heating and hot water.

Conservatory

19' 8" x 9' (5.99m x 2.74m) Rear aspect French doors, side aspect door. Being of part brick and part glass construction, twin roof fan lights, wall mounted electric heaters, tiled floor.

Cloakroom

Front aspect window. low level W.C., wall mounted wash hand basin, part tiled surrounds with tiled flooring.

Bedroom One

13' max x 9' 5" (3.96m x 2.87m) Front aspect window. Built in double wardrobe, door to;

En-Suite

Pedestal wash hand basin, low level W.C., shower cubicle, fully tiled surrounds, tiled floor.

Bedroom Two

17' 9" x 9' 2" (5.41m x 2.79m) Rear and side aspect windows. Built in double wardrobe with mirror fronted sliding doors.

Bathroom

Rear aspect window. Three piece white suite comprising panel enclosed bath with mixer tap and shower attachment, low level W.C., pedestal wash hand basin, fully tiled surround, tiled floor, chrome heated towel rail.

Outside

Front

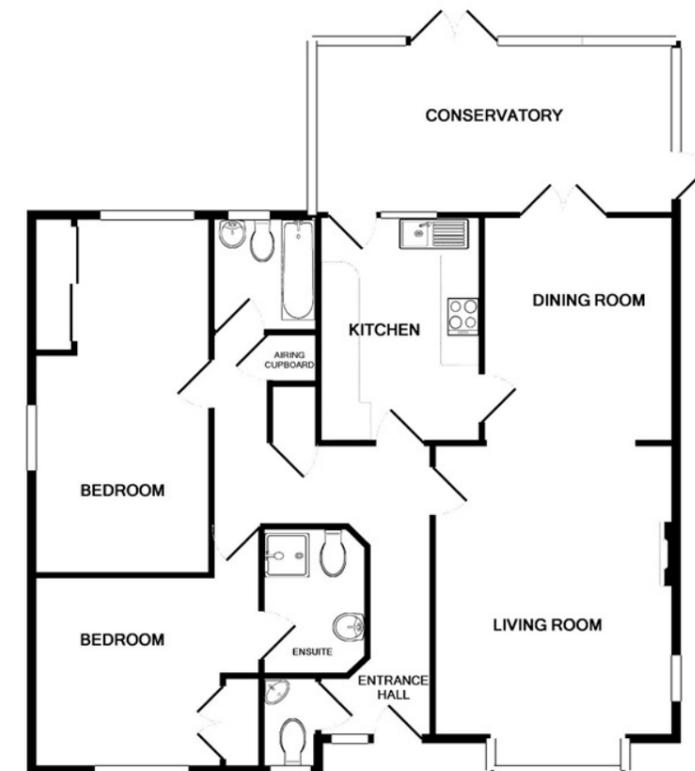
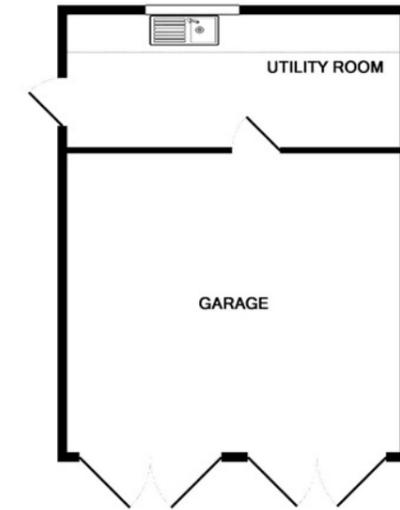
Double width driveway leading to;

Double Garage

17' 9" x 16' 1" (5.41m x 4.90m) Twin barn style doors, eaves storage, power and light, courtesy door to;

Utility Room

17' 4" x 7' 6" (5.28m x 2.29m) Rear aspect window, side aspect door to rear garden. Stainless steel single bowl and drainer sink unit



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.
Made with Metropix ©2017

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.

