

18 Greenhill Road, Camberley, Surrey.
GU15 1PE.

£775,000 Freehold



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
74	79
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-63) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
68	73
EU Directive 2002/91/EC	



A magnificent four bedroom detached family home, having been extended and refurbished to a high standard by the present vendor. The well proportioned and appointed accommodation on the ground floor comprises of a lounge, 32' dining room with open plan conservatory, a high specification kitchen/breakfast room, utility room, cloakroom and a study. On the first floor there are four double bedrooms, family bathroom and en suite facilities to bedrooms one and three. The property has gas fired central heating by radiators and sealed unit double glazed windows. Outside, the rear garden has been pleasantly landscaped and extends to approximately 70' wide by 45' long with a summer house, two garages and ample off road parking. The property is situated on the favoured Copped Hall development, conveniently situated for Camberley town centre, railway station and access to the M3 motorway at nearby Frimley or Bagshot, and is within the Tomlinscote catchment area. No onward chain.

EPC: C

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.

The Property Ombudsman
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Reception Hall

Ceramic tiled floor, staircase to first floor, under stairs storage cupboard with meters and light point.

CLOAKROOM: White suite comprising of a low flush wc, vanity unit wash basin, double radiator, ceramic tiled floor, part tiled walls.

Lounge

16' 9" x 15' 7" (5.11m x 4.75m) Wood effect laminate flooring, display recess, wall mounted feature ethenol fire. Double doors leading to:

Dining Room/ Open Plan Conservatory

32' 4" x 11' 1" (9.86m x 3.38m) narrowing to 9'6" (2.89m) in the conservatory area. Wood effect laminate flooring, glazed casement door to the garden.

Kitchen/Breakfast Room

15' 8" x 14' 5" (4.78m x 4.39m) 1½ bowl single drainer stainless steel sink unit with adjoining laminated working surfaces, superb range of high and low level units in two-tone colours with skirting lighting. Feature island incorporating drawers and a Miele induction hob with a Silver Line extractor above, with breakfast bar and cupboards below. Built in Siemens oven, matching combi-oven/microwave with warming drawer below, built in Samsung American style fridge and freezer, built in dishwasher, ceramic tiled floor, tiled splash backs.

UTILITY ROOM: Deep butler sink, laminated work top with cupboards and appliance space below, plumbing for washing machine, tiled splash backs, ceramic tiled floor, door to the rear garden and door to:

Study

8' 6" x 4' 9" (2.59m x 1.45m) Sky light window, door to garage.

First Floor

Spacious Landing

Access to loft, two built in shelved cupboards.

Bedroom One

14' 0" x 12' 3" (4.27m x 3.73m) Two double built in wardrobes. Door to EN SUITE SHOWER ROOM: Fully tiled shower cubicle with regulated shower unit and folding screen door, wash hand basin with cupboard below, low flush wc, part tiled walls.

Bedroom Two

12' 0" x 11' 8" (3.66m x 3.56m) Wardrobe recess with hanging and shelving space.

Bedroom Three

11' 5" x 9' 2" (3.48m x 2.79m) Double built in wardrobe. Door to EN SUITE SHOWER ROOM: White suite comprising of a fully tiled shower cubicle with folding screen door and shower unit, low flush wc, wash hand basin, part tiled walls.

Bedroom Four

12' 2" x 8' 8" (3.71m x 2.64m) Double built in wardrobe.

Family Bathroom

Suite comprising of a panel enclosed bath, low flush wc, wash basin, part tiled walls and heated towel rail.

Outside

Two Garages

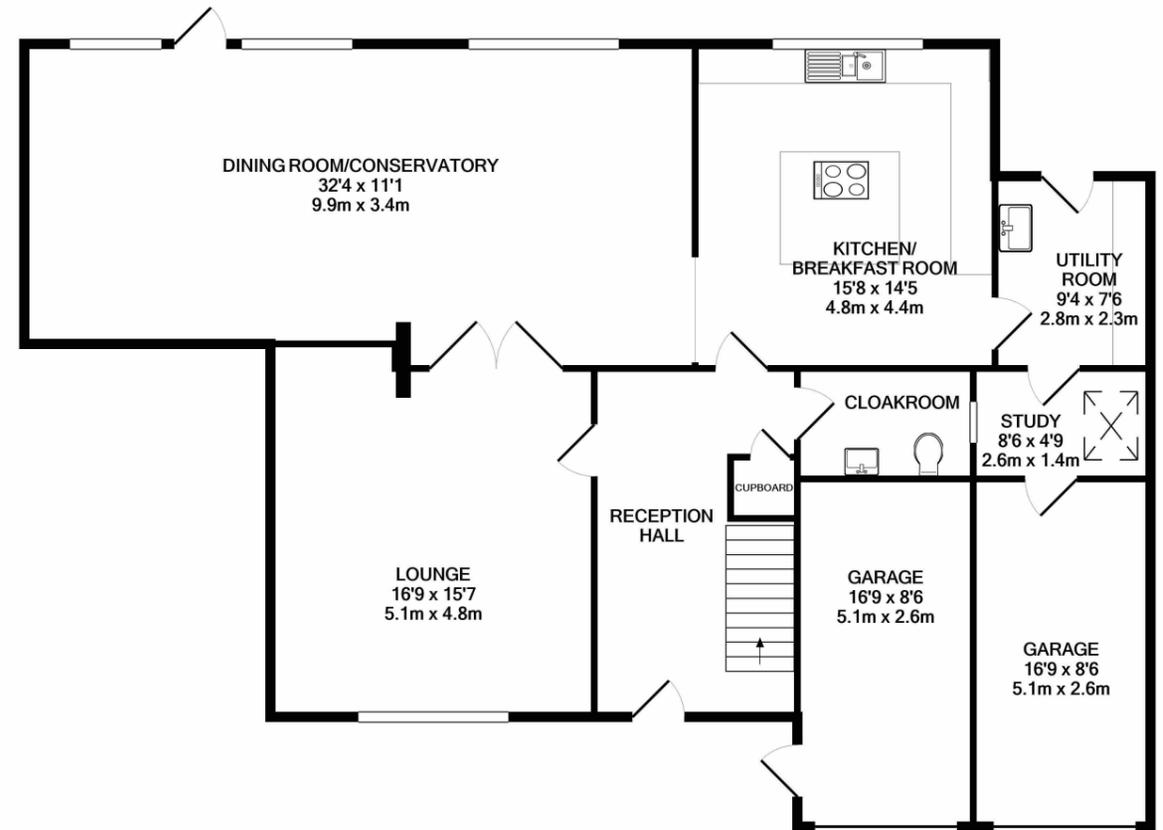
GARAGE ONE: 17'1" x 8'6" (5.21m x 2.59m) Wall mounted Worcester gas fired boiler for the central heating and domestic hot water, up and over door, light and power, water tap, side door to the outside.

GARAGE TWO: 17' 1" x 8' 6" (5.21m x 2.59m) Up and over door, light and power.

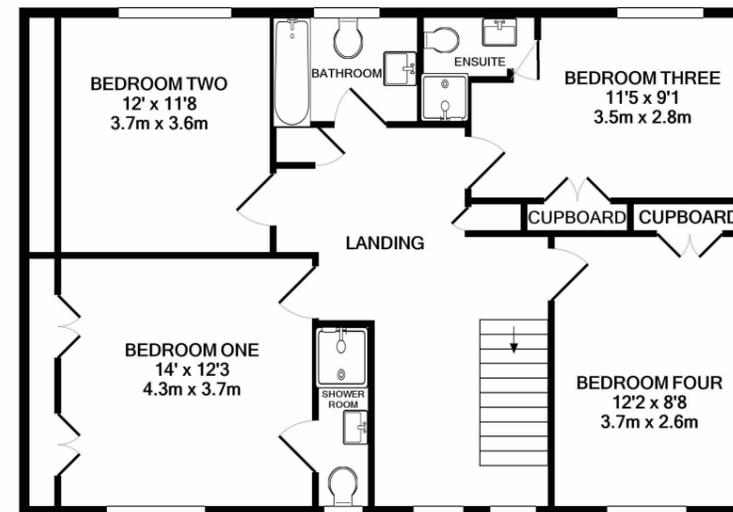
Garden

REAR GARDEN: Attractively landscaped with a combination of shaped paved patios, steps down to timber built summer house, areas of lawn enclosed by a combination of close boarded fencing and mature shrubs. Side access with gate.

FRONT GARDEN: Laid to lawn with an attractive central circular flower/shrub area and two drives providing ample off road parking.



GROUND FLOOR
APPROX. FLOOR
AREA 1582 SQ.FT.
(147.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 836 SQ.FT.
(77.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2418 SQ.FT. (224.7 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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