

2 Sinhurst Road, CAMBERLEY, Surrey.
GU15 3AW.



£450,000 Freehold



A spacious three double bedroom semi-detached house having been extended. On the ground floor is a through lounge/dining room, 22'6" kitchen/breakfast room and a cloakroom. On the first floor there are three double bedrooms, an en suite shower room to bedroom 1, and a family bathroom. Outside is an integral garage, front garden with further off-road parking, attractive westerly facing rear garden measuring approximately 70' long, with workshop. The property benefits from having sealed unit double glazed windows and gas fired radiator heating.

Camberley town centre, cinema, sports centre and railway station are approximately 1½ miles away.

EPC: D Council Tax Band C: £1,922.86 per annum

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

Entrance Hall

With radiator and meter cupboard.

Lounge/Dining Room

24' 6" x 11' 0" (7.47m x 3.35m) widening to 14'0 in the dining area. Exposed brick fireplace with a fitted electric fire, TV aerial point, under stairs storage cupboard, two radiators.

Inner Lobby

With access to the garage.

Cloakroom

White suite comprising of a low flush wc, part tiled walls, ceramic tiled floor, wash basin, extractor fan.

Kitchen/Breakfast Room

22' 6" x 7' 0" (6.86m x 2.13m) 1½ bowl single drainer sink unit with cupboards and appliance space below, adjoining laminated working surfaces, range of high and low level units in a light oak, built-in four burner gas hob with pull-out extractor over. Space and plumbing for washing machine and dishwasher, ceramic tiled floor, built-in fridge and freezer, Hotpoint oven with housing for microwave above. Radiator, sealed unit double glazed windows and sliding doors to the rear, cupboard housing a Main gas fired boiler for the central heating and domestic hot water.

SPACIOUS FIRST FLOOR LANDING

15' 5" x 6' 0" (4.70m x 1.83m) With access to loft.

Bedroom 1

17' 3" x 7' 10" (5.26m x 2.39m) Excellent range of fitted bedroom furniture including two double wardrobes with cupboards over the bedhead area, two chests of drawers, two radiators, sealed unit double glazed window to the front and door to:

En Suite Shower Room

Large shower cubicle with sliding doors and shower unit, pedestal wash basin, low flush wc, fully tiled walls, strip light with shaver point, access to a loft area, sealed unit double glazed frosted window to the rear.

Bedroom 2

13' 0" x 8' 5" (3.96m x 2.57m) Radiator, TV aerial point, fitted double wardrobe, sealed unit double glazed window to the front.

Bedroom 3

11' 0" max x 7' 10" (3.35m x 2.39m) Double fitted wardrobe, radiator, sealed unit double glazed window to the rear.

Family Bathroom

White suite comprising of a bath with mixer tap and hand shower attachment, low flush wc, pedestal wash basin, radiator, fully tiled walls, sealed unit double glazed frosted window to the front.

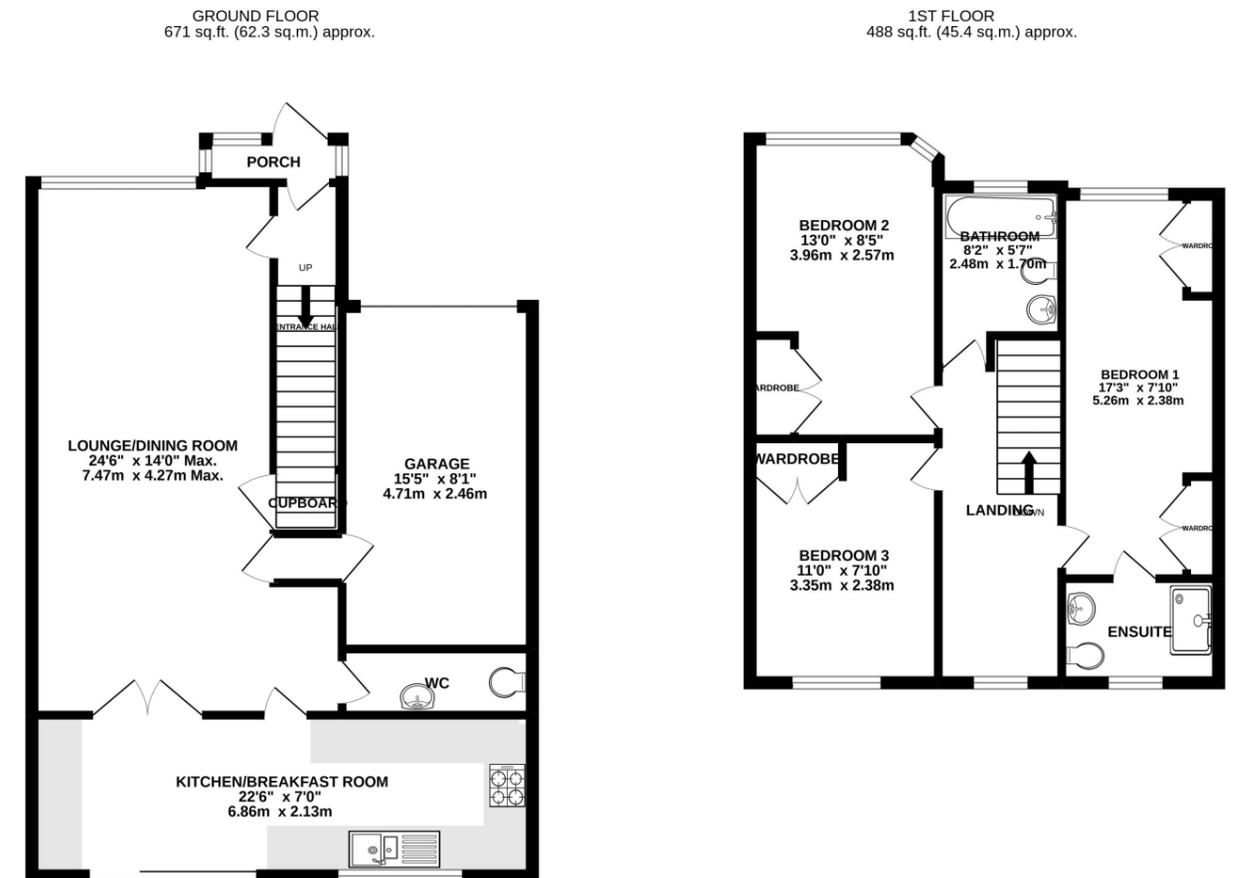
OUTSIDE

INTEGRAL GARAGE: 15' 5" x 8' 1" (4.70m x 2.46m) Up-and-over door, light and power, internal door.

REAR GARDEN: Large paved patio, outside water tap, ornamental fish pond leading on to an area of lawn with well stocked borders. Towards the rear of the garden is a gated rear access and workshop.

WORKSHOP: 18' 0" x 9' 0" (5.49m x 2.74m) With light and power. Concrete hard standing with brick built barbecue and water supply.

FRONT GARDEN: Concrete hard standing for off-road parking and a partly covered area in front of the garage.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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