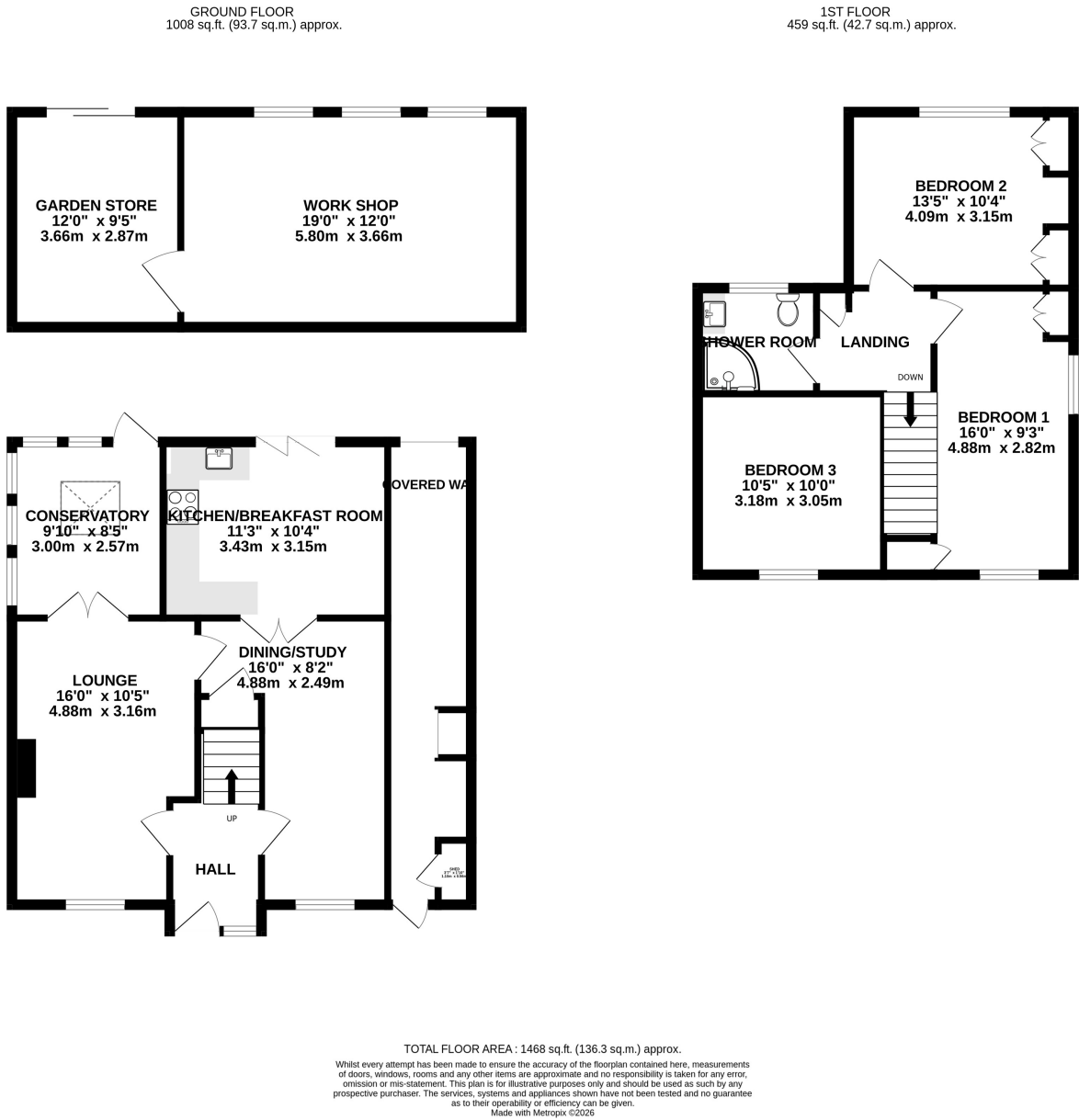


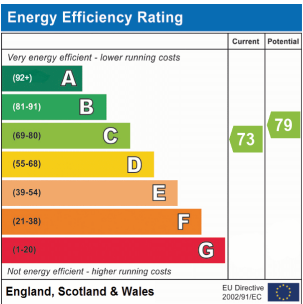
30 Hampshire Road Camberley, GU15 4DN



£450,000 Freehold



- Well maintained semi detached house
- Three bedrooms
- Well fitted kitchen and breakfast room
- 60ft rear garden with timber workshop
- Well maintained garden
- 3 bedrooms, 2 with fitted wardrobes
- Conservatory
- Central heating & double glazing
- Parking for three vehicles
- Tastefully modernised & decorated



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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The Property

An immaculately presented three bedroom semi-detached home having been extended and maintained to a high standard by the present vendors, situated in a sought after location due to its close proximity to many of the local schools. This property has undergone extensive and thoughtful renovations in the kitchen, dining room and conservatory and also incorporates a recently re-fitted boiler. Complimented by gas central heating and double glazing, the property offers a blend of functionality and comfort with contemporary updates. The ground floor offers a lounge, dining room/study fitted with bespoke cabinetry, fitted kitchen and conservatory. On the first floor there are three bedrooms, two of which benefit from fitted wardrobes, and an upstairs bathroom comprising a shower cubicle and WC.

To the front of the property there is block paved driveway providing ample off-road parking, and to the rear there is a combination of patio and lawn, with shingle and decking leading to a dual timber workshop with light and power. Contained within the garden is an Apex canopy currently providing cover to a hot tub. Viewing of this well maintained home is highly recommended.

EPC: C | Council Tax band D: £2,562.00 per annum (2026/27)

Location

This family home is ideally situated in a convenient location being a short walk from local shops and schools including Collingwood, Lorraine Infants and Cordwalles Junior.

Camberley Town Centre is less than 2 miles away, offering a number of shops, bars and restaurants, and is complimented with a recently modernised sports centre and multi-room cinema.

Camberley is also conveniently located to provide easy access to the M3 Motorway which can be accessed at either junction 3 (Lightwater) or Junction 4 (Frimley)