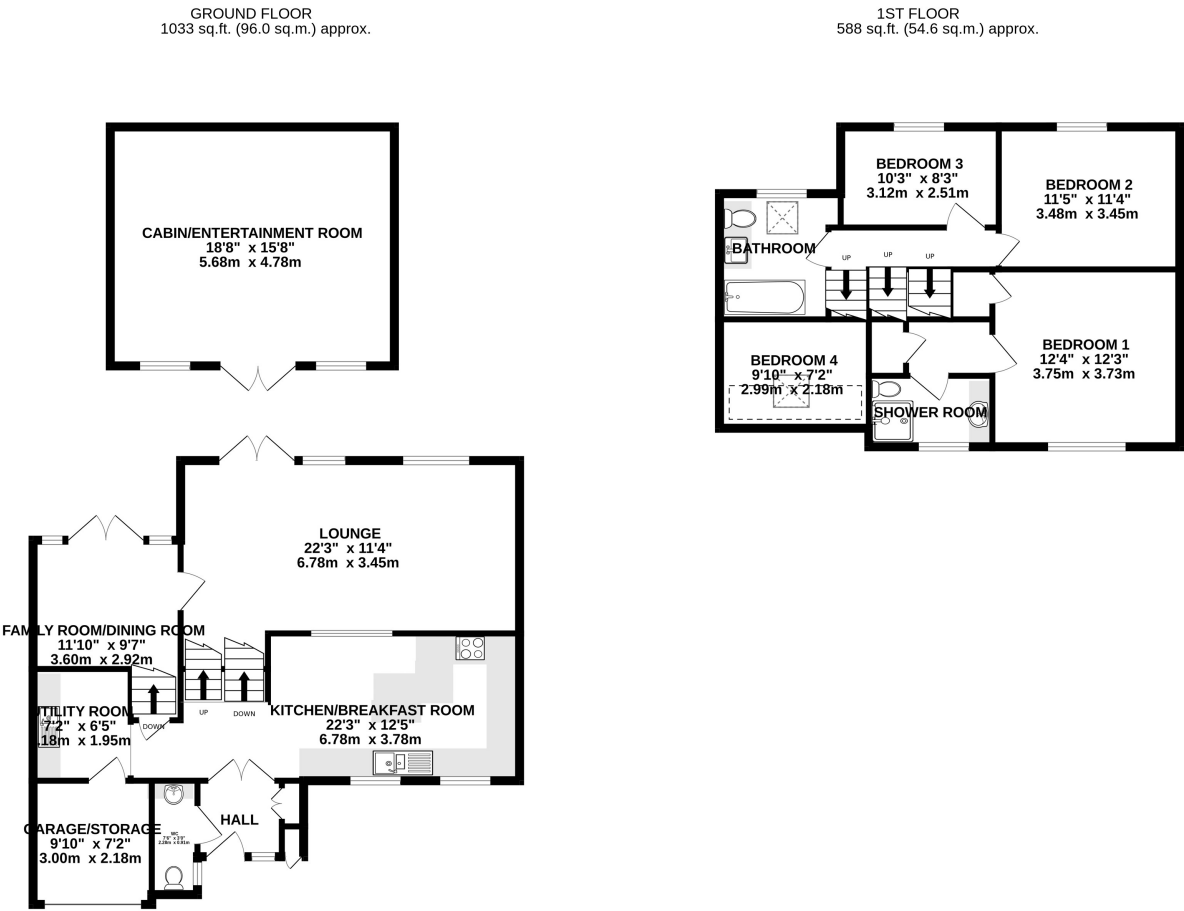


54 Verran Road Camberley, GU15 2LJ



TOTAL FLOOR AREA : 1621 sq.ft. (150.6 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.

Made with Metropix 62026



Offers in Excess of £625,000 Freehold 3 2 4

- Extended link detached property
 - 22ft 3" kitchen/breakfast room
 - Two bathrooms
 - Beautifully landscaped garden
- Four bedroom family home
 - Garden games room cabin
 - Downstairs cloakroom & utility
 - Garage/storage room

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

An immaculately presented and extended four bedroom link detached house offering spacious family size accommodation which has been meticulously kept by the present vendors.

On the ground floor an entrance hall leads into a modern 22ft 3" kitchen/breakfast room equipped with granite worktops, integrated appliances and a separate utility room and an internal access to the garage/storage room. From the kitchen there are steps leading down to a split level layout with living and dining rooms both having access to the attractive rear gardens. The property also benefits from recent updated boiler providing central heating by radiators throughout the property. The upper floors have four bedrooms, three of which are double, modern updated family bathroom and shower room.

Outside there is an extremely well kept landscaped rear garden including a slightly raised composite deck (approx. 10x6m) leading to lawn and cabin (approx. 6x5m) being used for entertaining and leisure with light and power. There is a separate garden shed providing additional storage. An internal inspection is strongly recommended for this superb home to be fully appreciated.

EPC Rating: C | Council Tax Band E: £3131.33 (2026/2027)

Location

The property is delightfully situated in this sought after part of Camberley which is only approx. 1.5 miles distant from the town centre, offering a wide variety of high street retailers, and The Atrium complex with a nine screen cinema, bowling alley, cafés and restaurants, well respected schools including Heather Ridge Infant and Junior school, Crawley Ridge Infants & Junior School and Collingwood College and Kings International College are all within easy reach. Junctions 3 & 4 of the M3 motorway can be found in Frimley and Bagshot. Camberley has its own train station with access to London and the main line railway station with fast trains to Waterloo can be found in Farnborough.