



## Guildford Road | Camberley | GU16 6NP

£475,000

Hiltons Estates presents to the market this charming property in Camberley, GU16, offers comfortable and spacious living with its three well-appointed bedrooms. Nestled in a tranquil neighbourhood, this home is perfect for those seeking a peaceful and family-friendly environment. The interior of the property is thoughtfully designed, providing ample space for both relaxation and daily activities. The three bedrooms offer versatility for a growing family, home office space, or guest accommodation. Located in Camberley, residents can enjoy the benefits of a thriving town with excellent amenities, schools, and recreational facilities. Whether you're looking for a cosy family home or an investment opportunity, this 3-bedroom property in Camberley, GU16, is sure to meet your needs and provide a comfortable and convenient lifestyle. Brilliant for First time buyers and Investors! Call NOW for further details. Viewings available.

- Detached 3 bed house located in Camberley, GU16
- Close by to Farnborough/Farnborough North Rail Station and Airport
- Good transport links to M3 and A331
- Brilliant opportunity for First time Buyers and Investors
- Call NOW for further details, viewings available



GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.

1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (72.9 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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Age	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F		23 F
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements