



**Walkers Ridge, Camberley, GU15 2DF**  
**£1,200,000**

An impressive six bedroom detached double fronted family home built approximately eight years ago. The property is situated in one of Camberley's premier residential cul-de-sac locations with easy access to Camberley Town Centre, mainline station and Tekels Park. The M3 and A30 are close by giving easy access to London and the South Coast. The property is also situated within excellent school catchments (Crawley Ridge school). The accommodation comprises an impressive entrance hallway with tiled flooring and underfloor heating, bright and spacious lounge, separate dining room, a fitted modern kitchen/breakfast room with high spec appliances, separate utility room, family room and cloakroom. On the first floor, bedroom one with en-suite bathroom and a separate dressing room, four further generous sized bedrooms, bedroom two with a jack and jill en-suite bathroom and bedroom three with en-suite access. On the second floor bedroom six with eaves storage space and a bath/shower room.

Furthermore the family room, kitchen, lounge, dining and master bedroom have built-in speakers in the ceiling that can be connected to HIFI sound systems/TV or other devices. The property benefits from gas central heating, double glazed windows, south facing rear garden with raised decked area and rest laid to lawn. To the front, own driveway with ample off street parking and detached double garage. An internal viewing is strongly recommended.

*The Guild Of Professional Estate Agents*  
A partner of  
with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

**Entrance Hallway**



**Family Room**



**Lounge**



**Kitchen**



**Dining Room**



**Study**

**First Floor Landing**



**En-suite**



**Bedroom One**



**Bedroom Two**



**Ensuite**



**En-suite**



**Bedroom Three**



**Bedroom Four**



**Bedroom Five**



**Second Floor Landing**

**Bedroom Six**





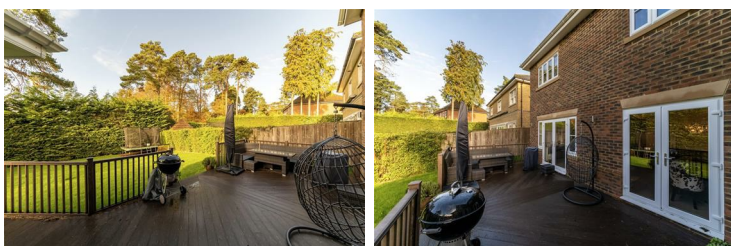
### Ensuite



### Dressing Area

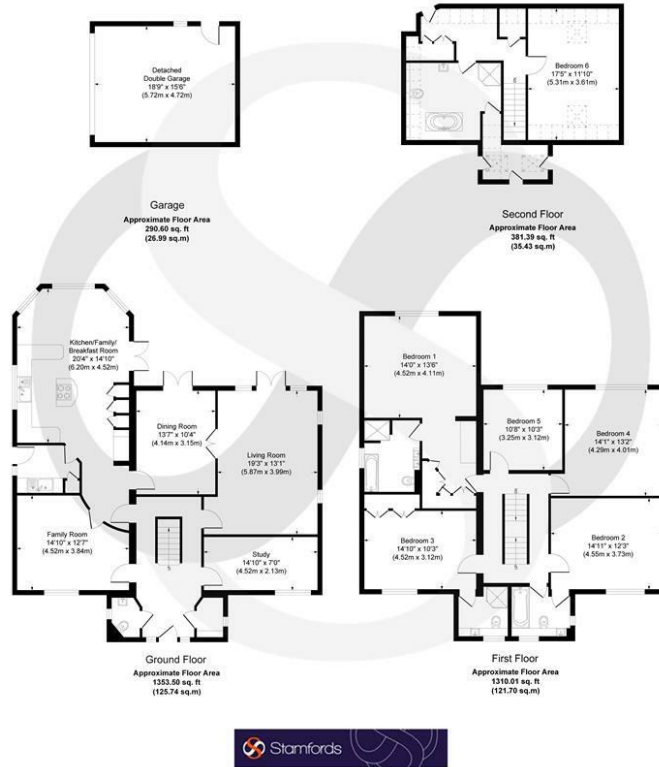


### Garden



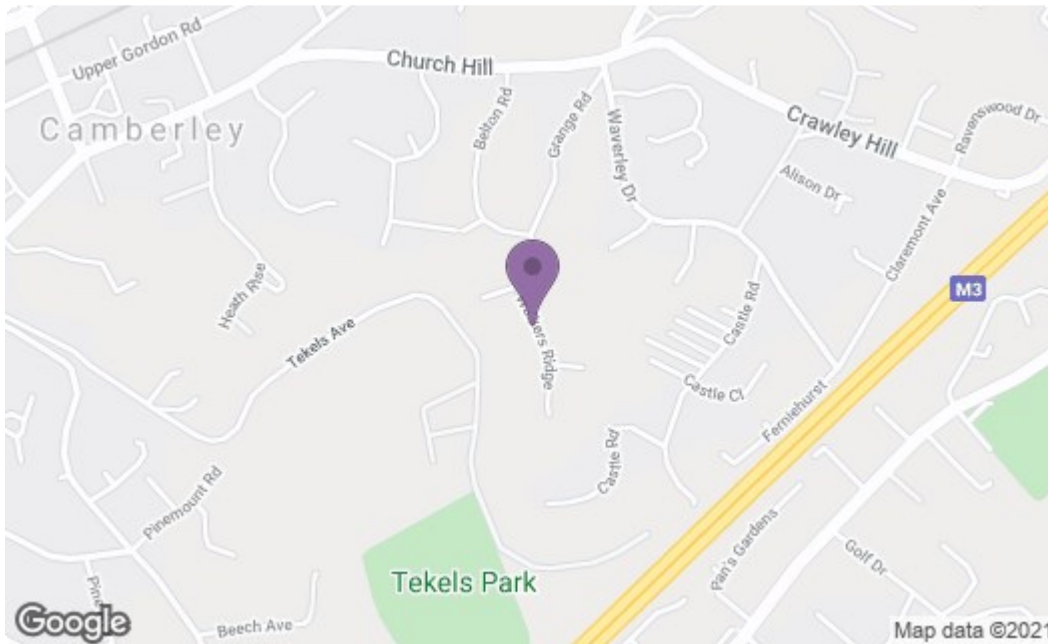
### Rear

### Walkers Ridge, Camberley GU15 2DF



Approx. Gross Internal Floor Area 3035 sq. ft / 282.00 sq. m (Excluding Garage)  
 Approx. Gross Internal Garage Area 283 sq. ft / 26.30 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		84	88
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

A partner of  
**The Guild Of Professional Estate Agents**  
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075