



SOUTHERN ROAD, GU15

**KIER CHARLES**

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## SOUTHERN ROAD, GU15

Positioned in a setback, tree lined location stands this substantial detached family home offering 2,321 sq ft arranged over three floors.

Refurbished to a high spec including a brand new kitchen with a full range of integrated appliances, new carpets and oak flooring to hallway and kitchen.

To the first floor there is a spacious living room spanning 18'10 x 19'3 and two double bedrooms with fitted wardrobes and a family bathroom.

The second floor comprises of a master suite with fitted wardrobes and a luxury wet room. There is also a further double bedroom with fitted wardrobes.

Tucked in a quiet no-through road with off road parking for two vehicles. Close to the town centre on the doorstep of shops, restaurants and recreational amenities including local park, tennis courts and the Places leisure centre and Vue Cinema only minutes away.

The southerly facing rear garden has been well maintained and offers a huge degree of privacy with a large deck, patio and other seating areas to relax in.

Positioned close to the Town Centre on the doorstep of shops, restaurants and recreational amenities including the local park, tennis court and Places leisure centre only minutes away. Easy access to the railway station, A30 & M3 making it ideal for commuters. To fully appreciate the space, location and outstanding condition of this family home a personal tour with Kier Charles is highly recommended.

- **FOUR BEDROOMS**
- **TWO BATHROOMS**
- **TWO RECEPTION ROOMS**
- **BRAND NEW FULLY FITTED KITCHEN**
- **FLEXIBLE LAYOUT & LIVING**
- **TOWN CENTRE POSITION**
- **EXCELLENT CONDITION THROUGHOUT**
- **GOOD SIZE REAR GARDEN**

### PROPERTY INFORMATION

Postcode | **GU15 3QL**  
Tenure | **Freehold**  
Price | **£699,950**  
Viewing | **By appointment with Kier Charles**





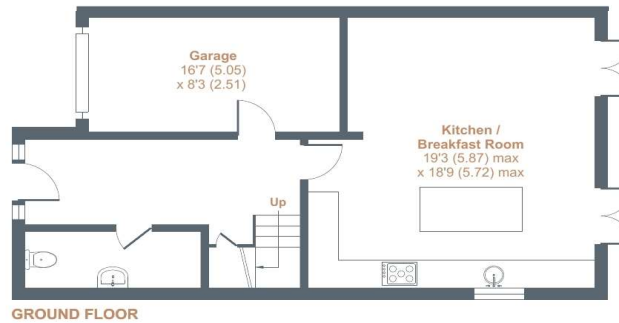
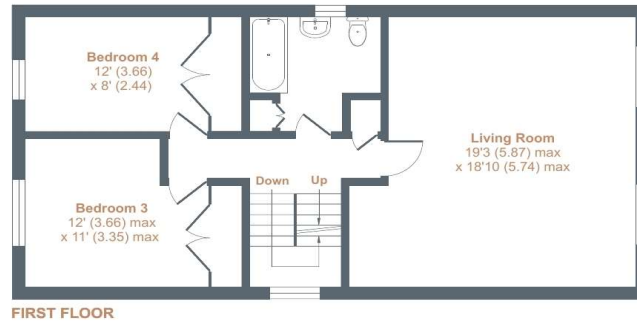
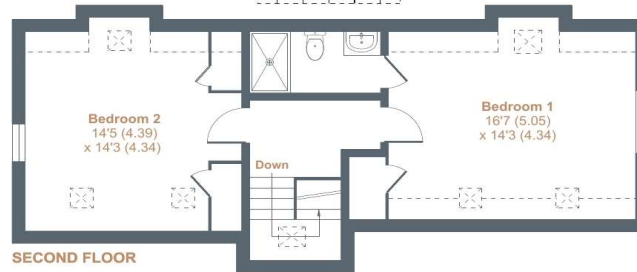
# Southern Road, Camberley, GU15

Approximate External Area = 2321 sq ft / 215.6 sq m (includes garage)

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Kier Charles Property Services Limited. REF: 905170

KIER CHARLES  
PROPERTY SERVICES

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