



HOWARDS, PORTESBERY ROAD, GU15

KIER CHARLES

SURREY • BERKSHIRE • HANTS

HOWARDS, PORTESBERY ROAD, GU15

A unique family home positioned in a highly sought after location within walking distance to Camberley town centre.

This contemporary style home is set back in its plot benefitting from a tranquil setting whilst enjoying versatile accommodation of 2,270 sqft over two floors.

To the ground floor the property offers a refitted kitchen, spacious living/dining room with bi-folding doors overlooking the garden. A further reception room, utility and shower room.

The first floor offers a master bedroom with dressing room and ensuite, second bedroom also with ensuite, three further bedrooms and a family bathroom.

Outside there is a large double garage and attached workshop.

The main garden is very private, mainly laid to lawn, there is also a further garden at the back offering excellent potential for an outbuilding or attached extension STPP.

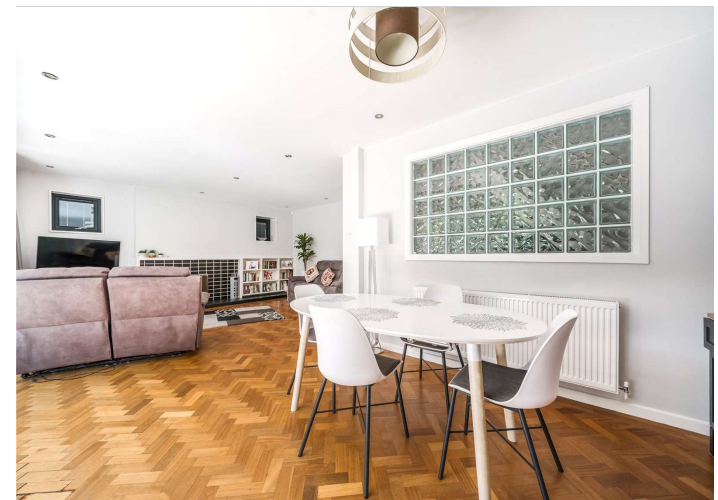
To fully appreciate the style, condition and flexible space this home offers a personal tour with Kier Charles is highly recommended.

- **FIVE/SIX BEDROOMS**
- **FOUR BATHROOMS**
- **THREE RECEPTION ROOMS**
- **DOUBLE GARAGE**
- **STUNNING LOCATION**
- **AMAZING CONTEMPORARY STYLE**
- **SECLUDED PLOT**
- **EXCELLENT POTENTIAL STPP**
- **CLOSE TO TOWN CENTRE**
- **EXCELLENT SCHOOL CATCHMENT**

PROPERTY INFORMATION

Postcode	GU15 3TD
Tenure	Freehold approximately 0years
Price	O.I.E.O £900,000
Viewing	By appointment with Kier Charles



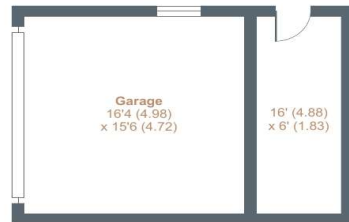


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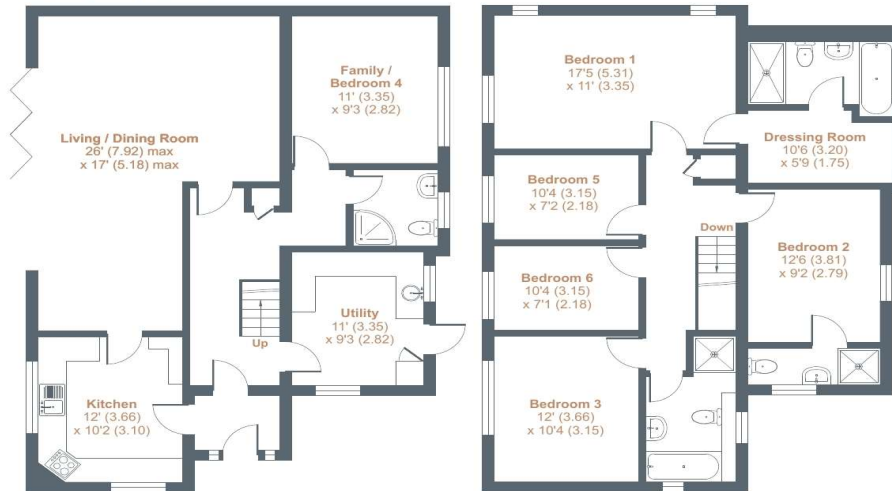


Approximate Internal Area = 1919 sq ft / 178.2 sq m
 Approximate External Area = 2153 sq ft / 200 sq m
 Outbuilding = 253 sq ft / 23.5 sq m
 Garage = 98 sq ft / 9.1 sq m
 Total Internal Area = 2270 sq ft / 210.8 sq m
 Total External Area = 2586 sq ft / 240.2 sq m

For identification only - Not to scale



OUTBUILDING / GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Kier Charles Property Services Limited. REF: 1130399

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