



29 & 31 Heatherdale Road, Camberley, Surrey

29 & 31 Heatherdale Road Camberley, Surrey GU15 2LT

A unique opportunity to acquire two adjoining houses, affording a total of 6 bedrooms and 6 bathrooms, perfect for intergenerational living, or for generating rental income

M3 (Jct 4) 3.1 miles, Camberley station 0.8 miles (1 hour 15 minutes to London Waterloo via Ascot), Camberley town centre 0.6 miles, Woking 11 miles, Guildford 13.7 miles, Windsor 15 miles, Heathrow Airport (T5) 20.4 miles, Central London 35.5 miles

No. 29

Reception hall | Family room | Dining room
Kitchen/breakfast room with balcony | Utility room | Cloakroom | Principal bedroom suite
2 Further bedrooms | En suite shower room
Separate bathroom | EPC rating E

No. 31

Reception hall | Sitting room | Kitchen with adjoining breakfast room | 3 Bedrooms (all en suite) | EPC rating D

Gardens | Off-road parking | Outbuildings

The property

A substantial detached property comprising two houses, each with its own title, offering scope for modernisation. The properties provide exceptionally light and airy living space and could be perfect as a rental property, thereby offering the potential for generating income, whilst the adjoining house, arranged over three levels, provides ideal space for family living.

Both properties boast many period features combined with modern-day luxuries, resulting in highly appealing homes offering elegant and stylish living space.

No. 29

The house is arranged over three floors with entry on the ground floor via a small reception hall, where there is access to a utility room and a useful cloakroom. On the first floor is a spacious family room and adjoining dining room, both with fireplaces and providing superb entertaining and relaxation space. The kitchen breakfast room, beautifully fitted with a range of units and integral appliances, provides ample space for a breakfast table and enjoys direct access to an extensive balcony overlooking the rear garden. Also located on this floor is a study, and a guest bedroom with an en suite shower room, whilst upstairs is host to a suite comprising a bedroom, dressing room and shower room, an additional bedroom and a bathroom.

No. 31

Set out over the ground floor, the house is entered via a welcoming reception hall, around which the principal rooms are arranged. There is a sizeable sitting room featuring a delightful bay with an impressive, decorative fireplace, and double doors opening the room out to the garden. At the hub of the house is the contemporary kitchen with a sleek tiled floor, fitted with a range of units and integral appliances, and adjoining a breakfast room with a wall of bi-folding doors opening out to a decked terrace. The accommodation further comprises three en suite bedrooms.



Outside

Set back from the road, the property benefits from two driveways, one to each house, and both are accessed via double wrought-iron gates. To the rear, the garden is principally laid to lawn with a paved patio and a decked terrace providing excellent al fresco dining and relaxation space; mature shrubs/trees ensure a high degree of privacy. Two timber outbuildings provide useful storage space but could be utilised for a number of alternative uses.

Location

Camberley boasts a largely pedestrianised town centre including a covered shopping centre with a good selection of high street shops. There are also larger supermarkets and a variety of leisure facilities, plus an excellent selection of cafés, restaurants and pubs. Further extensive shopping amenities are available in Woking, Guildford and Windsor, all of which are within easy reach. Golf is available nearby at Camberley Heath Golf Club, Pine Ridge Golf Club and Windlesham Golf Club.

There are a number of reputable schools in the area, including Prior Heath, Heather Ridge and Crawley Ridge infant schools, as well as the Tomlinscote School for secondary.

The town is well connected by road, with the M3 (Jncts 3 and 4) within easy reach. Camberley station also provides services to London Waterloo, changing at Ash Vale or Ascot.





Directions

With Strutt & Parker's Sunningdale office on your left, head along Chobham Road and at the T-junction, turn left onto London Road. Follow London road for about 5 miles, and then continue straight over the roundabout into Portsmouth Road. After almost a mile, at the Ravenswood Roundabout, take the 4th exit onto Crawley Hill and continue for a further 1.4 miles where you will turn left into Heatherdale Road. The property will be found on the left hand side.

General

Local Authority: Surrey Heath Borough Council
- Tel. 01276 707100

Services: Mains electricity, gas, water and drainage are connected to the property.

Council Tax: Band E

Tenure: Freehold

Guide Price: £1,395,000

Sunningdale

40 Chobham Rd, Sunningdale, SL5 ODX

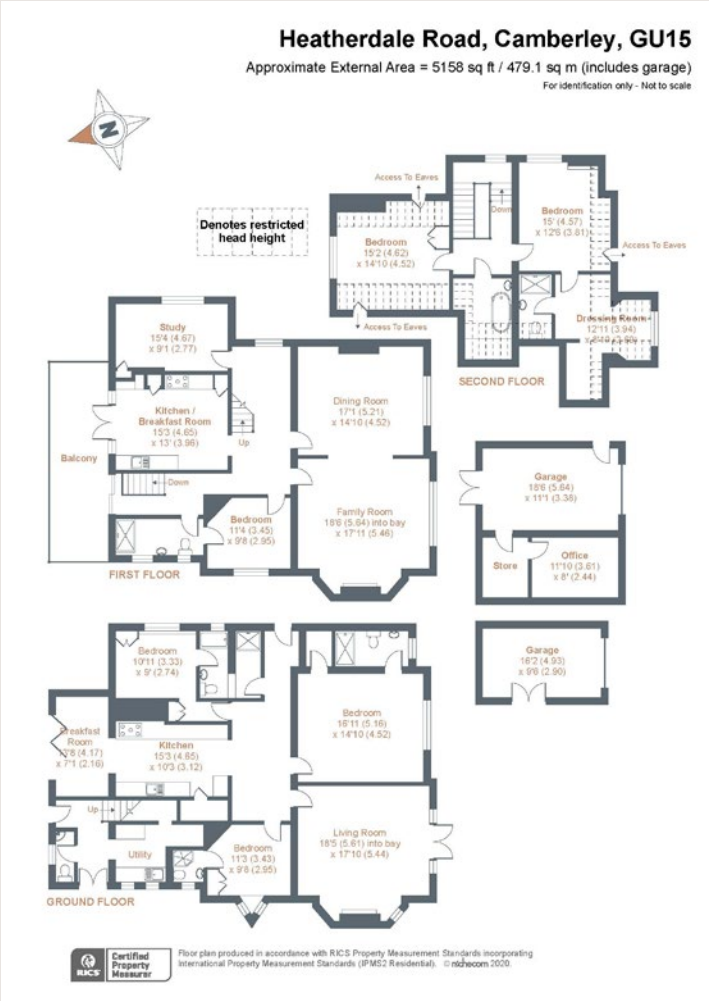
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