



Martel Close, Camberley, Surrey GU15 1QS

Wellingtons

Key features

Located in the sought-after Wellington Park development.

Three bedrooms.

Private rear garden with gated side access.

Allocated parking for two cars.

Good schools nearby.

No onward chain.



The property

The property is arranged over two floors and comprises an entrance hall, front aspect living room, WC, and rear aspect kitchen which opens onto the dining room on the ground floor.

The property features a mature enclosed rear garden set over two levels, the lower tier is laid to lawn with a circular paved patio area and gated side access. The upper tier is laid to artificial grass and has a large storage shed to the rear.

To the front of the property are two allocated parking spaces.

Martel Close is also home to one of the development's children's play parks.

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, various leisure facilities, and an excellent selection of cafés, restaurants and pubs.

The area

Camberley station approximately 2.4 miles, Farnborough Station (for fast train services into London Waterloo) approximately 4.9 miles. Heathrow Airport approximately 15.8 miles, M3 (junction 3) approximately 4.7 miles, M25 (junction 12) approximately 10.2 miles.

Nearby is Lightwater Country Park, Virginia Water and Windsor Great Park, great places for cycling and walking. Health clubs in the area include Frimley Hall Hotel, Pennyhill Park Health Club & Spa and David Lloyd Royal Berkshire.





Location

Camberley has a largely pedestrianised town centre which includes a covered shopping centre and a good selection of shops, restaurants and amenities.

It's well serviced for leisure, there's a new fitness complex as well as a variety of other facilities including Camberley Theatre, Cinema and Library. Golf is also available at Camberley Heath Golf Club, Pine Ridge Golf Club and Windlesham Golf Club.

Camberley has many reputable schools, for primary education; Crawley Ridge Infants and Junior Schools, Prior Heath Infants, Ravenscote Juniors and Lyndhurst School (Independent). For secondary, Tomlinscote School and Collingwood College.

The town is well connected by road, with the M3 and M25 within easy reach. Camberley and Farnborough stations provide local and direct services to London Waterloo.

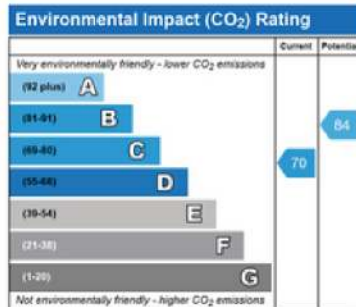
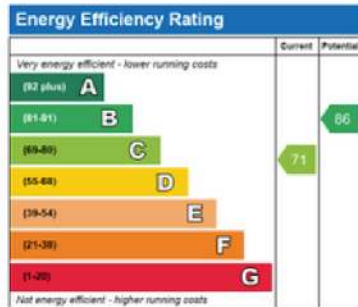
General information:

Local Authority: Surrey Heath Borough Council

Tenure: Freehold

Council Tax: Band E | £2857.32 per annum

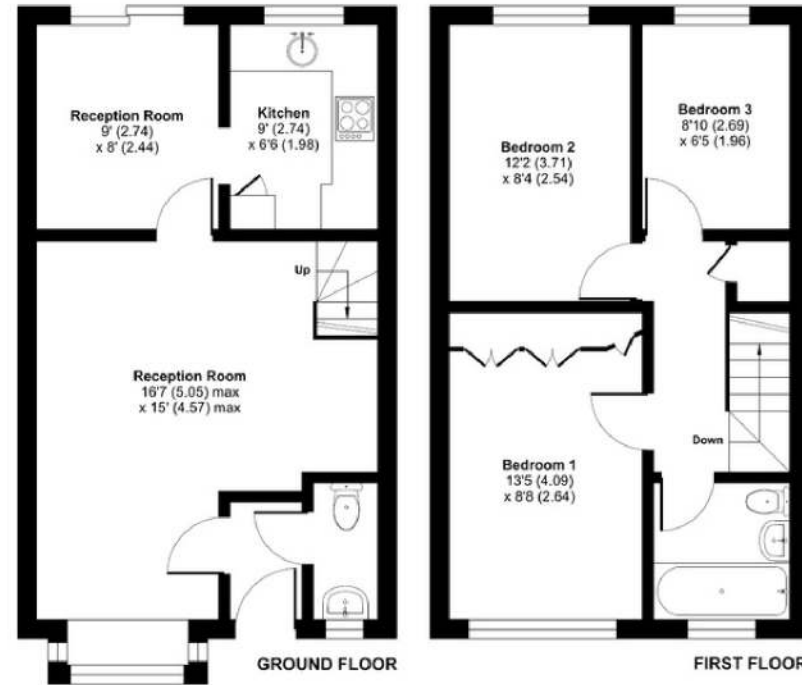
EPC rating: C



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Approximate Area = 795 sq ft / 73.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Wellingtons. REF: 1135047

IMPORTANT NOTICE: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Photographs taken 31 May 2024. Particulars prepared 4 June 2024.

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