



## 4 bed bungalow to buy in GU15

Waverley Close, Camberley, Surrey, GU15  
1JH

**£525,000** Starting Bid

 x 4  x 2  x 3

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Four Bedrooms & Two Bathrooms
- ✓ Four Reception Rooms
- ✓ Games Room Approx. 28'
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

• \*\* PLEASE NOTE THE PROPERTY IS BELIEVED TO HAVE SOME ONGOING SUBSIDENCE ISSUES, IN WHICH THE OWNER HAS PREPARED A REPORT WHICH CAN BE REVIEWED UPON REQUEST \*\*\*

Pattinson Auction are proud to offer to the market 'Berrylands', a detached bungalow, with four bedrooms, situated in a rarely available cul-de-sac location of only four other freehold properties and is being offered for sale for the first time in over forty years. With vast accommodation approaching 2,700 sq. ft., the property comprises two bathrooms, a kitchen/breakfast room, games room, living room, dining room and family room. Externally, the property occupies an overall plot measuring approximately 1/3 acre, driveway parking for several vehicles, an outdoor swimming pool, garage and a rear garden measuring the width in excess of 115ft.

Camberley is ideally situated thirty-five miles southwest of central London on the A30 and within easy access of junctions 3 & 4 of the M3 motorway. There are regular trains from London to Camberley and fast trains from Farnborough to Waterloo (45 minutes). Camberley offers a good variety of high street retailers, and The Atrium complex has a nine-screen cinema, bowling alley, health & fitness club, cafés and restaurants, whilst nearby The Meadows has superstores including Marks and Spencer and Next. Camberley Heath Golf Course offers excellent facilities along with Camberley Cricket Club and the Camberley Theatre. There is a wide range of well-respected schools in both the state and private sectors.

Central London 35 miles

Reading 19 miles

Basingstoke 19 miles

Guildford 17 miles

Woking 10 miles

Heathrow Airport 25 miles

Gatwick Airport 48 miles

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £525,000

Property Type: Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Subsidence

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

# Camberley, Surrey, GU15

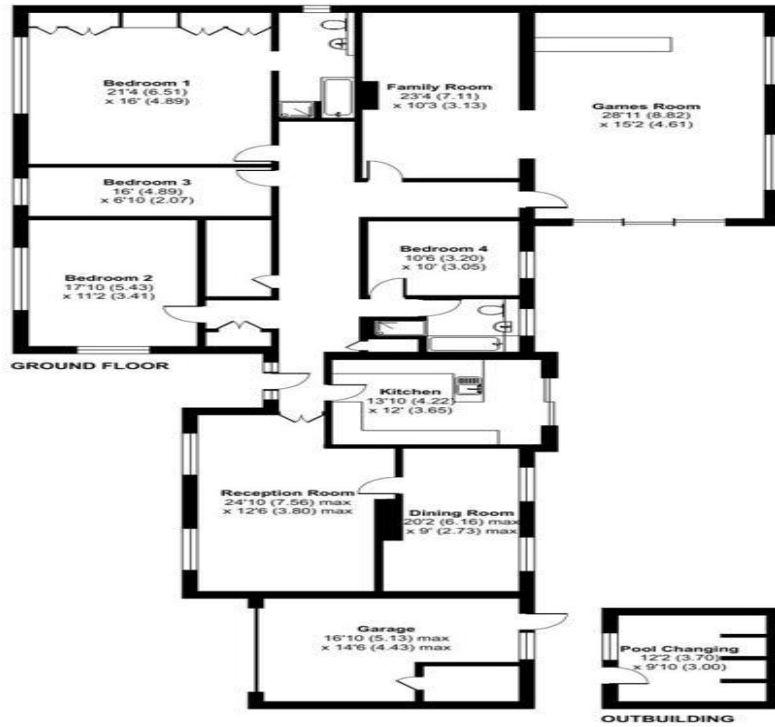
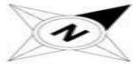
Approximate Area = 2685 sq ft / 249.4 sq m (includes garage)

Garage = 244 sq ft / 22.6 sq m

Outbuilding = 119 sq ft / 11 sq m

Total = 3048 sq ft / 283.1 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). © nichecom 2025. Produced for Vickery & Co. REF: 1418457

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

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