



# 12 Baileys Close

## Camberley, GU17 0AT

- Three Double Bedrooms
- Downstairs Cloakroom
- Enclosed Rear Garden
- Large Driveway

- Large Lounge/Diner
- Conservatory
- · Backing On To Woodland
- No Onward Chain

This well presented three-bedroom family home is situated in a highly sought-after location, close to popular schools, shops, and amenities.

The accommodation boasts a large lounge/diner, fitted kitchen, utility room, downstairs cloakroom, conservatory, three bedrooms, bathroom, integral garage, and enclosed rear garden.

Features to note also include a gate from the back garden leading onto Yateley Common Country Park, which offers 193 hectares of beautiful and varied wildlife rich surroundings, ideal for cycling, walking, and fishing.

Furthermore, the property is being sold with no onward chain.





# Guide price £400,000



**Entrance Porch** 

**Lounge/Diner** 18'4x14' (5.59mx4.27m)

**Kitchen** 12'x10' (3.66mx3.05m)

**Utility Room** 

**Conservatory** 17'6x9'4 (5.33mx2.84m)

**Downstairs Cloakroom** 

**Bedroom** 14'6x12'3 (4.42mx3.73m)

**Bedroom** 12'4x9'7 (3.76mx2.92m)

**Bedroom** 9'4x7'2 (2.84mx2.18m)

**Bathroom** 

Garage

#### **Outside**

Enclosed hard landscaped rear garden, which is well stocked with varied shrubs, and raised flower beds and gated access to the rear.



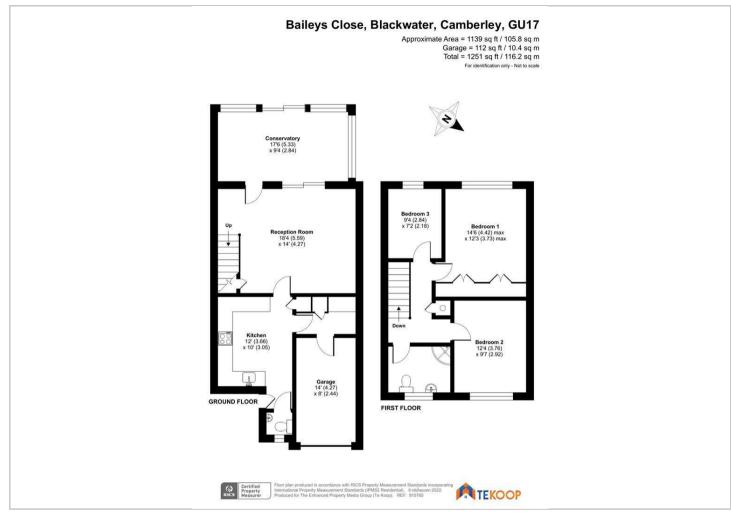
#### **Directions**

From M3 Junction 4, head north-west on A331, turn left onto London Rd/A3. At the roundabout, take the 4th exit onto Reading Rd/B3272, turn left onto Baileys Close, destination will be on the right.



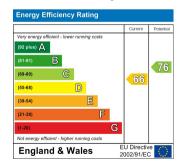


### Floor Plans Location Map



# Swan Lake Park DARBY GREEN FROGMORE Blackwater 430 A30 Coords Map data @2022

#### **Energy Performance Graph**



#### **Viewing**

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

#### Farnborough Hub,

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