



Rapley Close, CAMBERLEY, Surrey GU15 4ER

PRICE £475,000 Freehold

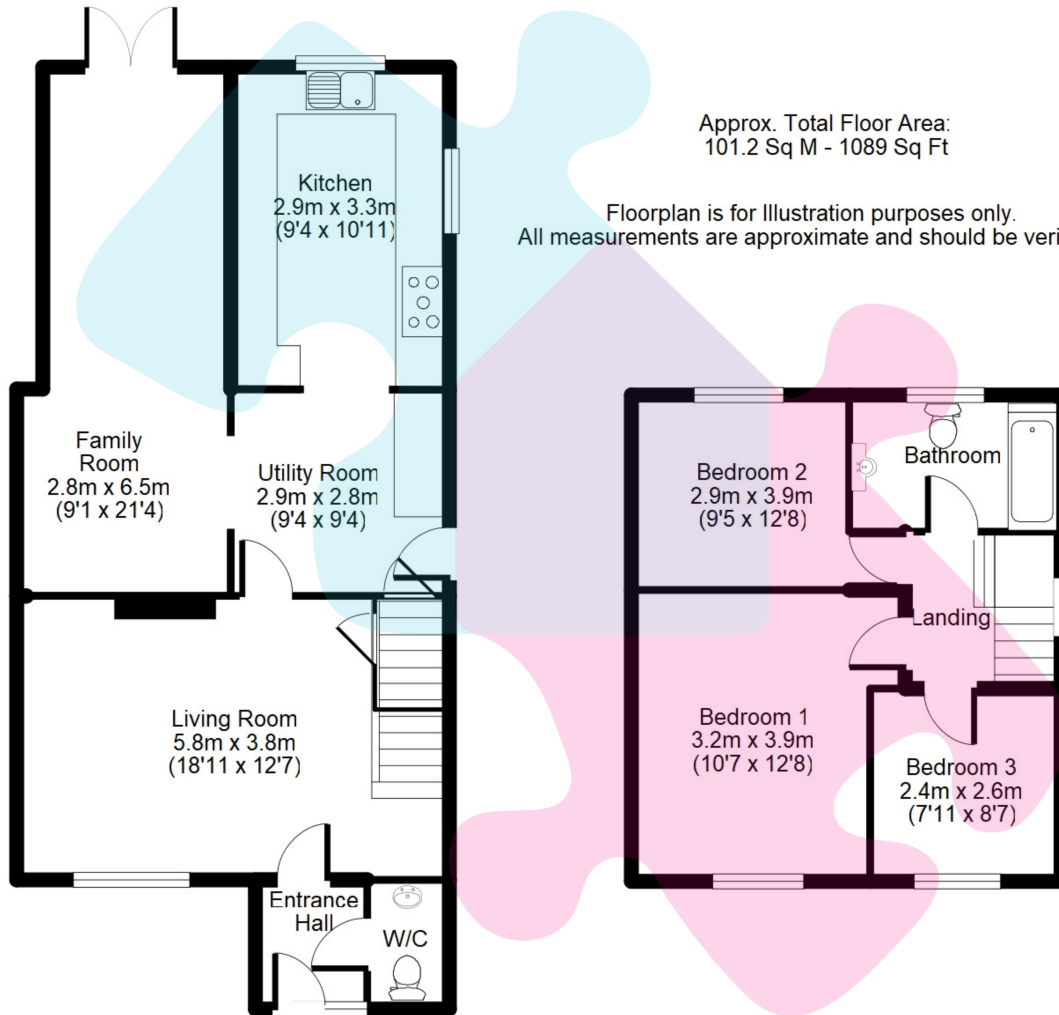
Jigsaw Estates are excited to present to the market this well presented semi detached family home situated in a quiet cul-de-sac within walking distance of local amenities and schools.

The property benefits from being located very close to the entrance to Barossa Common which offers acres of woodland walks stretching across Swinley Forest towards Bracknell. Collingwood College is situated on the development and Camberley town centre is only a short drive away.

Accommodation of the property comprises three bedrooms, a large living room, an extended dining room and a spacious fitted kitchen with utility area. Further benefits include a downstairs cloakroom, family bathroom and recently installed gas boiler. Outside to the rear there is a large garden with patio area and decked seating area. There is also a very large garden cabin with power & light. To the front of the property there is a driveway offering parking for two cars. Viewings are highly recommended to fully appreciate the generous living space.

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale. We have not seen any paperwork relating to extensions/renovations or conversions and any such paperwork will be requested via solicitors as part of the conveyancing process.





- THREE BEDROOMS
- LIVING ROOM AND DINING ROOM
- CLOAKROOM
- LARGE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS
- EXTENDED
- FITTED KITCHEN
- NEW BOILER
- OUTSIDE CABIN
- CLOSE TO BAROSSA COMMON

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

