



Woodlands, Maultway North, CAMBERLEY, Surrey GU15 3UX

OFFERS IN REGION OF £750,000

Jigsaw Estates are proud to offer this unique detached family home positioned at the end of a long private driveway on a plot of approx 0.25 acre and a stones throw to the entrance of Swinley Forest. The current owners have lived here for a long time and their family have loved the location for the ease of getting to Collingwood and Crawley Ridge schools along with enjoying walks and mountain biking in the forest.

In terms of accommodation, the first floor offers four double bedrooms (two front aspect and two rear aspect) a family bathroom and an en-suite shower room plus a range of built in wardrobes to the principal bedroom.

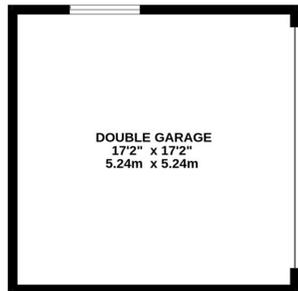
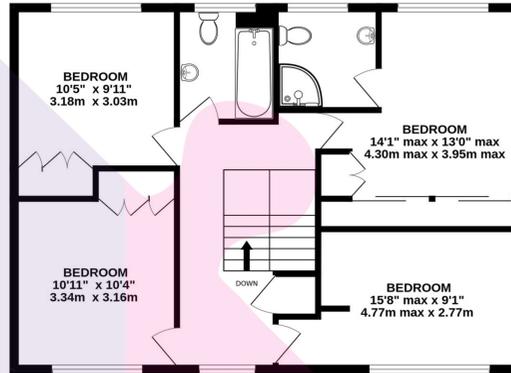
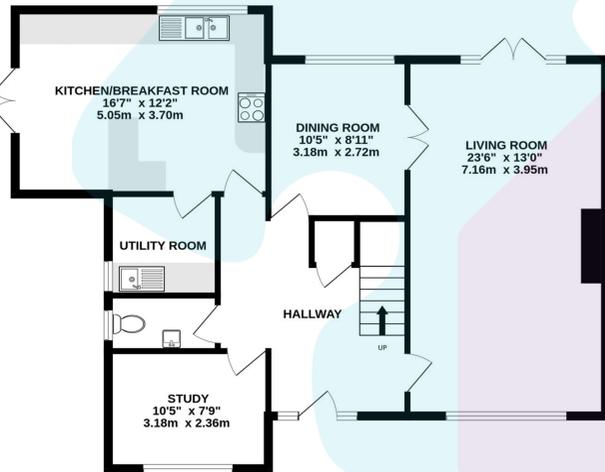
Downstairs the spacious reception hall leads into the recently updated living room which is of a generous size and has double doors leading into the dining room. To the front there is the study and further along a cloakroom and then the kitchen/breakfast room which is rear aspect, has double doors onto the garden and a utility room.



- APPROX 0.25 ACRE PLOT
- BORDERING SWINLEY FOREST
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- KITCHEN/BREAKFAST ROOM
- LARGE GARDEN WITH POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSIONS
- LONG PRIVATE DRIVEWAY
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- UTILITY ROOM & CLOAKROOM
- CLOSE TO COLLINGWOOD AND CRAWLEY RIDGE SCHOOLS

GROUND FLOOR
1199 sq.ft. (111.4 sq.m.) approx.

1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 1959 sq.ft. (182.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

