



Hillsborough Park, CAMBERLEY, Surrey GU15 1HG

PRICE £1,300,000 Freehold

Jigsaw Estates are proud to present to the market this beautifully presented, detached 1930's family home situated in a highly desirable location in Camberley within close proximity of local schools including Tomlinscote and Ravenscote. The property occupies a plot of approximately 1/4 acre accessed via a shingled driveway. Accommodation is arranged over three floors and comprises six bedrooms, living room, family room, and a bespoke re-fitted kitchen/breakfast room which opens into the double aspect dining room. Further benefits include a re-fitted family bathroom to a very high spec, a further re-fitted shower room and a downstairs cloakroom. Outside the gardens wrap around the property with a recently laid large patio area ideal for entertaining. There is also a detached double length garage with workshop area to the rear with power and light. Viewings are highly recommended

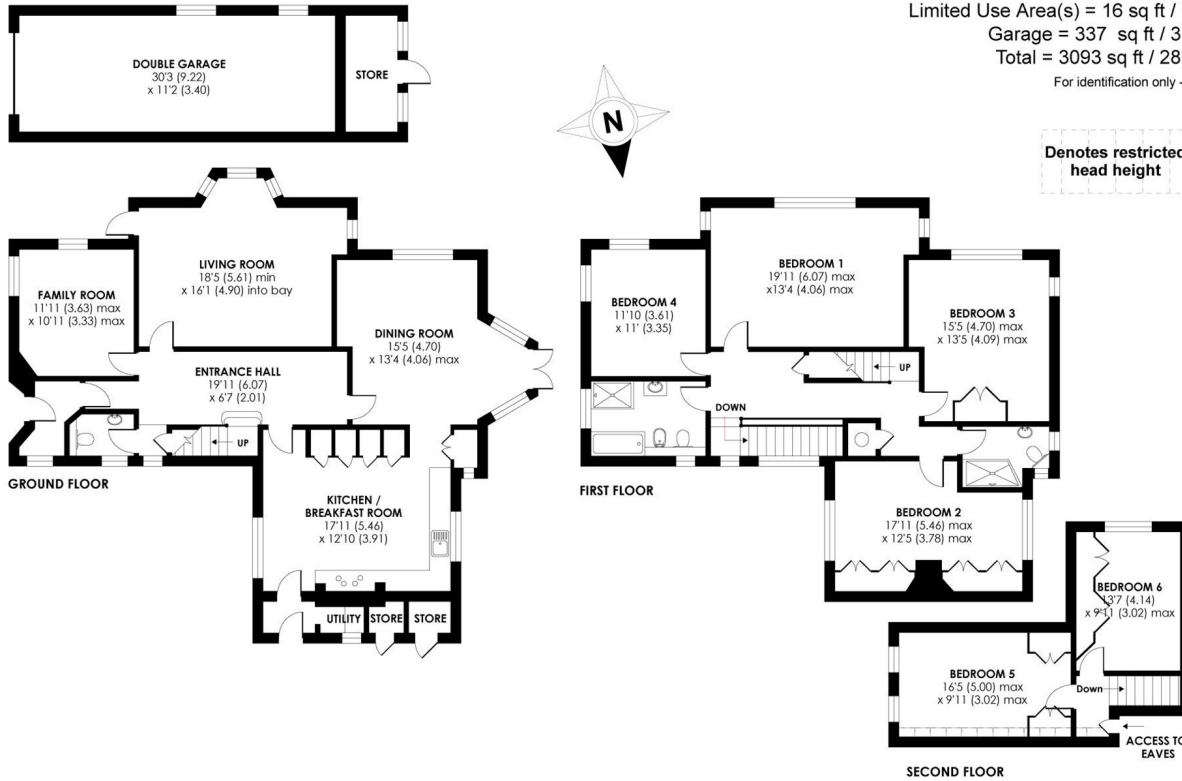


- 1930'S DETACHED FAMILY HOME
- RE-FITTED KITCHEN/DINING ROOM
- PLOT OF APPROX 0.27 ACRE
- RE-FITTED BATHROOMS
- LARGE PATIO AREA
- BEAUTIFUL ENTRANCE HALL
- SIX BEDROOMS
- LIVING ROOM
- FAMILY ROOM
- DETACHED GARAGE
- CLOAKROOM
- ACCOMMODATION ARRANGED OVER THREE FLOORS

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Approximate Area = 2756 sq ft / 256 sq m
 Limited Use Area(s) = 16 sq ft / 1.5 sq m
 Garage = 337 sq ft / 31.3 sq m
 Total = 3093 sq ft / 287.3 sq m

For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
67		79
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
57		73
England, Wales & N.Ireland	EU Directive 2002/91/EC	

