



## Canada Road, DEEPCUT, Surrey GU16 6TD

PRICE £450,000 Freehold

Jigsaw Estates are pleased to present to the market this beautifully presented, recently built semi detached home constructed by 'Bovis Homes' and situated in Deepcut within easy reach of local schools and amenities.

Deepcut is currently undergoing significant regeneration & development with the addition of Lakeside School, the Frog pub, and lots of woodland and canalside walks.

The property itself offers three bedrooms, a spacious living room, and a stunning open plan kitchen/dining room. Further benefits include a downstairs cloakroom, en-suite shower room to bedroom one, and gas central heating. To the rear is a landscaped garden with two patio areas with the remainder laid to lawn. To the front there are two allocated parking bays directly in front of the house with the bonus addition of an electric car charging port.

In our opinion this would ideally suit either a first time buyer or someone looking to downsize. Viewings are highly recommended.

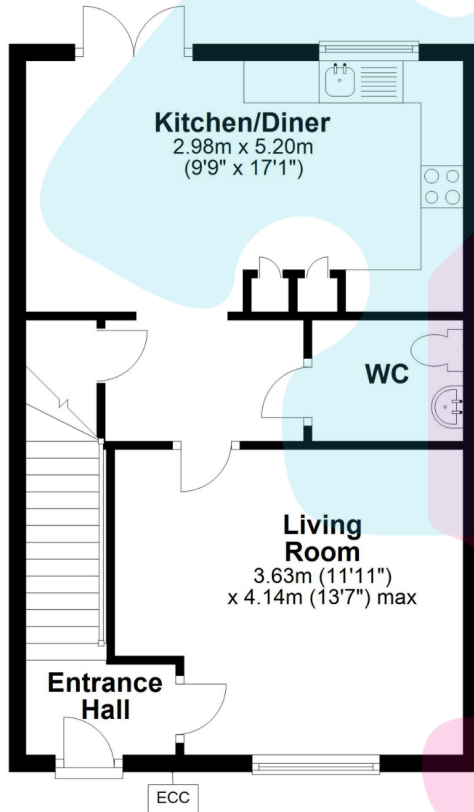
Council Tax band- D



- THREE BEDROOMS
- KITCHEN/DINING ROOM
- PARKING FOR 2 VEHICLES
- BUILT BY BOVIS HOMES
- EN-SUITE & BATHROOM
- LANDSCAED AND BEAUTIFULLY PRESENTED GARDEN
- ELECTRIC CAR CHARGING POINT
- CLOAKROOM

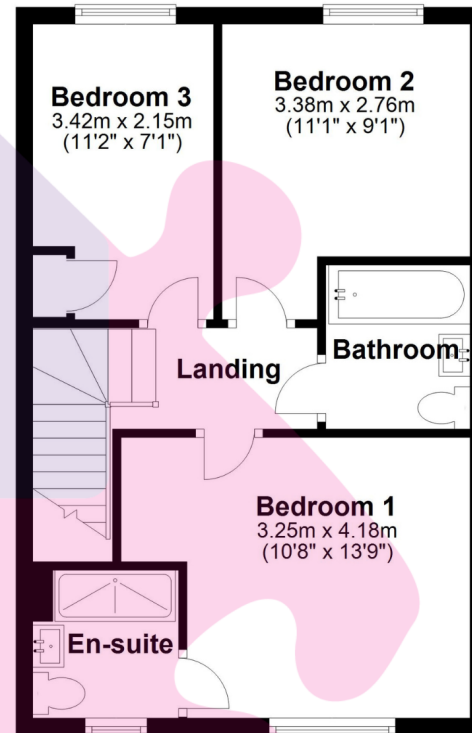
### Ground Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



### First Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



Total area: approx. 86.1 sq. metres (926.6 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(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	

