



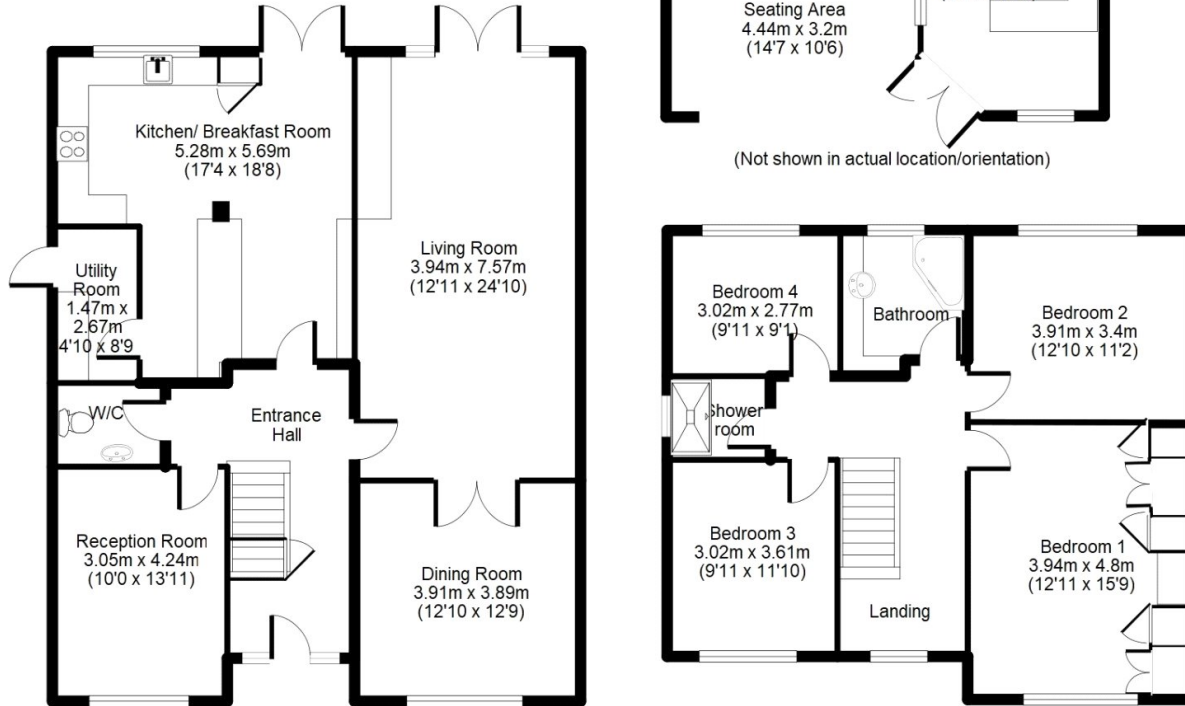
Iberian Way, CAMBERLEY, GU15 1LY

PRICE £650,000 Freehold

**\*VIRTUAL TOUR AVAILABLE ON REQUEST\*** A very well presented and much improved detached family home situated towards the end of a no through road within close proximity of local schools. The property also offers easy access to Camberley town centre and train station and both Junctions 3 & 4 of the M3. Accommodation comprises four double bedrooms, spacious living room, dining room, family room and a re-fitted open plan kitchen/breakfast room which also houses a number of integrated appliances. Further benefits include a utility room, cloakroom, family bathroom and re-fitted shower room. There is also a 4 year old combi boiler and a spacious loft with large loft hatch providing easy storage. Outside there is a secluded rear garden with large patio area. At the bottom of the garden is a log cabin and bar area with power and light and undercover decked seating area as well as shed for garden storage. To the front of the property is off street parking for a number of vehicles.

**Jigsaw**   
Estates Limited





Approx. Total Floor Area:  
191.4 Sq M = 2060 Sq Ft  
(Includes Bar Area)  
Floorplan is for illustration purposes only.  
All measurements are approximate and should be verified.

- FOUR DOUBLE BEDROOMS
- LIVING ROOM
- DINING ROOM
- FAMILY ROOM
- RE-FITTED KITCHEN/BREAKFAST ROOM
- INTEGRATED APPLIANCES
- CLOAKROOM
- FAMILY BATHROOM & SEPARATE SHOWER ROOM
- LOG CABIN IN REAR GARDEN
- COMBI BOILER
- OFF STREET PARKING
- CLOSE TO LOCAL SCHOOLS

### Energy Efficiency Rating

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

