



## 64 Hillcrest Road, CAMBERLEY, Surrey GU15 1LG

PRICE £750,000 Freehold

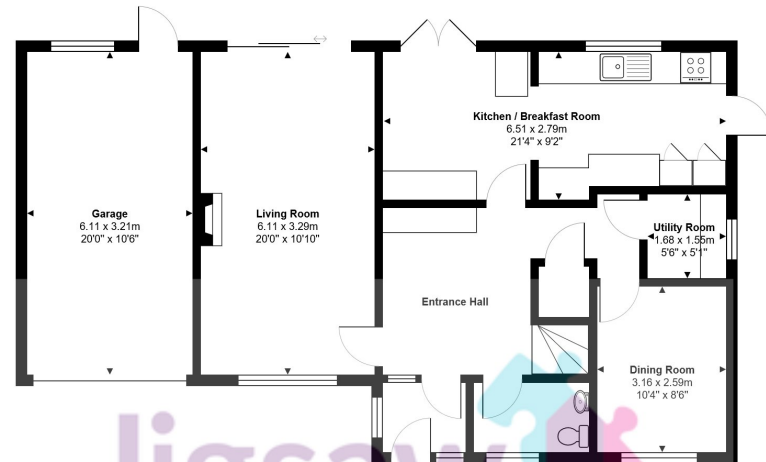
Jigsaw Estates are excited to present to the market this substantial detached family home situated in a sought after location and within easy reach of a number of local schools in Camberley.

Accommodation comprises six bedrooms (or five and a study), a living room, family room/snug and kitchen/breakfast room. Further benefits include a utility room, cloakroom family bathroom and en-suite to the principal bedroom. The property sits on an overall plot of approx 1/4 acre and the beautiful rear garden is south-westerly in orientation. There is a large patio area and side access to the front. There is ample driveway parking along with a garage (which has the potential to convert into further reception space subject to the necessary consent).

The nearby schools are Crawley Ridge and Collingwood both of which are within walking distance. Camberley town centre and train station is only a couple of miles from the property and there is a large Waitrose supermarket less than a mile from the house. For keen Golfers you have both Pine Ridge and Camberley Heath courses within a few minutes drive and for dog walkers, cyclists or walkers Barossa



- FIVE/SIX BEDROOMS
- ESTABLISHED AND SOUGHT AFTER LOCATION
- 1/4 ACRE PLOT
- FAMILY ROOM/SNUG
- DRIVEWAY PARKING
- DETACHED FAMILY HOME
- CLOSE TO LOCAL SCHOOLS
- LIVING ROOM
- GARAGE



Ground Floor



First Floor

Total Area: 170.4 m<sup>2</sup> ... 1835 ft<sup>2</sup>

This floor plan is provided for representation purposes only, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. No responsibility will be taken for any errors, omission or mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that they are in working order.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	65	81
A		
(81-91)		
B		
(69-80)		
C		
(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		

