



## 6 Burgoyne Road, CAMBERLEY, Surrey GU15 1LS

PRICE £750,000 Freehold

**\*NO ONWARD CHAIN\*** Jigsaw Estates are excited to present to the market this detached family home situated in a popular location within easy reach of a number of local schools. The property has recently undergone a full re-furbishment internally and occupies a generous plot offering plenty of potential to extend (S.T.P.P)

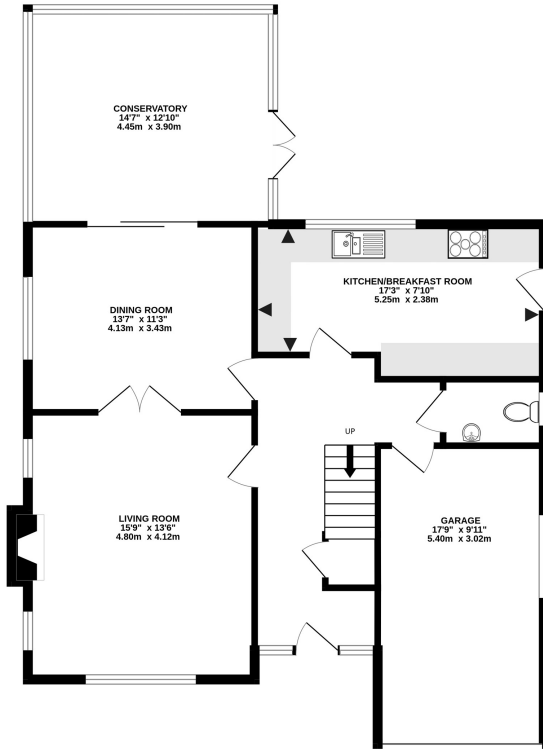
There are a number of local schools within walking distance including Prior Heath, Crawley Ridge infant and juniors & Collingwood College. Camberley town centre is also only a short distance away which offers a train station and shopping centre with Vue Cinema. There are also a number of bus routes within walking distance of the house. For those looking to commute Camberley is conveniently situated to access both junctions 3 & 4 of the M3 as well as the A30 giving routes into Heathrow & London.

Accommodation comprises four spacious bedrooms, a large living room with double doors into the dining room and a beautifully re-fitted kitchen with built in appliances and an outlook over the rear garden. Further benefits include a conservatory, re-fitted en-suite to the primary bedroom and a re-fitted family

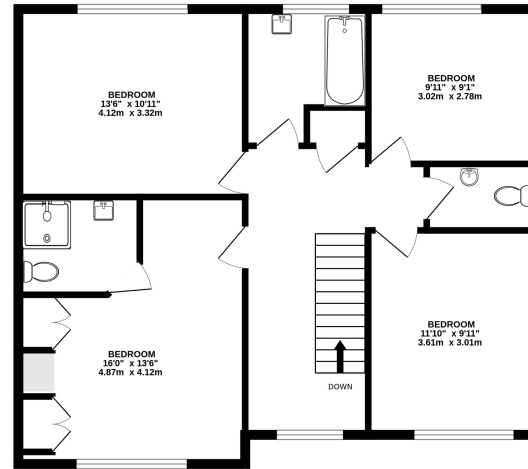


- FOUR GENEROUS SIZED BEDROOMS
- NEW HEATING SYSTEM
- BRAND NEW KITCHEN
- TWO RECEPTION ROOMS
- GARAGE
- NO ONWARD CHAIN
- RE-FURBISHED THROUGHOUT
- NEW HEATING SYSTEM
- RE-FITTED BATHROOM AND EN-SUITE
- PLOT APPROACHING .25 ACRE
- CLOSE TO LOCAL SCHOOLS

GROUND FLOOR  
1045 sq.ft. (97.1 sq.m.) approx.



1ST FLOOR  
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA: 1851 sq.ft. (171.9 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

