



13 Highbury Crescent, CAMBERLEY, Surrey GU15 1JZ

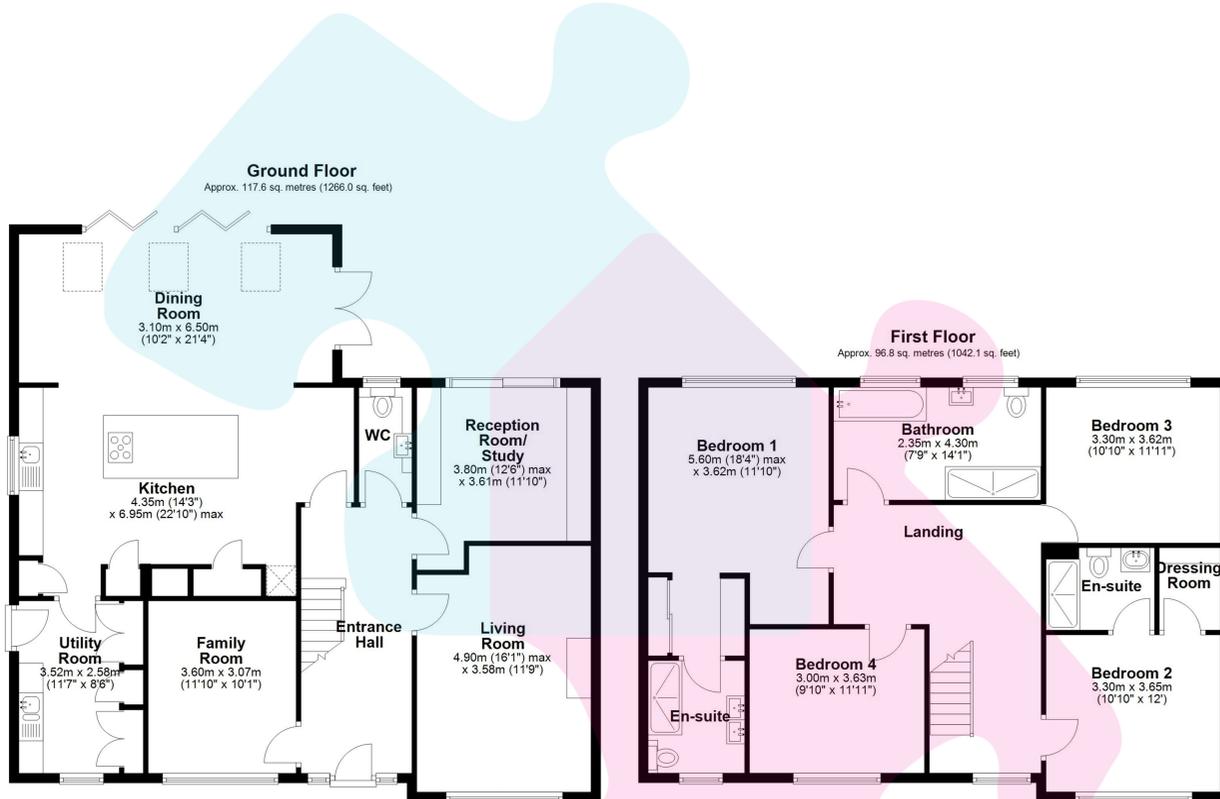
Offers in Region of £900,000 Freehold

Jigsaw Estates welcome you to this exceptional four-bedroom detached family home, offered with NO ONWARD CHAIN and presented in stunning condition throughout. Ideally located close to the highly regarded Crawley Ridge and Collingwood Schools, this property perfectly combines spacious living with modern comforts, making it an ideal choice for growing families seeking a move-in ready residence.

Step inside to discover three generously sized reception rooms, providing versatile spaces to relax, entertain, or work from home. The heart of the property is the spectacular, refitted kitchen/dining/family room, measuring approximately 24ft by 22ft. This all-encompassing open-plan area benefits from an abundance of natural light and offers ample space for cooking, dining, and socialising, creating the perfect hub for everyday family life.

The kitchen is thoughtfully designed with high-quality fixtures and fittings, complemented by a refitted utility room that adds handy additional space for laundry and storage needs. A stylish refitted cloakroom completes the ground floor, catering to guests and family alike.





Total area: approx. 214.4 sq. metres (2308.2 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.
 EPC and Floorplan produced by WWW.G-Whis.net
 Plan produced using PlanUp.

- **** NO ONWARD CHAIN ****
- FOUR DOUBLE BEDROOMS
- THREE SEPARATE RECEPTION ROOMS
- REFITTED UTILITY ROOM
- LARGE SOUTH EAST FACING GARDEN

- STUNNING CONDITION
- TWO REFITTED EN-SUITES AND LARGE REFITTED FAMILY BATHROOM
- APPROX 24FT X 22FT ALL ENCOMPASSING KITCHEN/DINING/FAMILY ROOM
- REFITTED CLOAKROOM
- CLOSE TO LOCAL CRAWLEY RIDGE AND COLLINGWOOD SCHOOLS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	74
(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	

