



## Russetts, Garfield Road, CAMBERLEY, Surrey GU15 2JG

PRICE £975,000 Freehold

Jigsaw Estates are proud to offer this fully refurbished detached home situated behind electric gates and within a 5 minute walk of the town centre with its plethora of shops, restaurants, pubs and train station. Upon entering the electric gates from the private road, you are greeted by an expansive driveway providing parking for numerous vehicles and leads to the detached double garage. Step inside and you won't be disappointed! Immediately to the right hand side there is a front aspect study with built in storage. From the hallway there is a door to the beautiful living room again with built in bespoke storage units and a feature contemporary fireplace. This then opens up into the spacious, open plan refitted kitchen/dining room and with the racing green units and gold handles this is a very stylish room. In addition there is also a large utility room and separate cloakroom to the ground floor. To the first floor there are four double bedrooms, with re-fitted en-suite shower rooms both to the principal bedroom and bedroom 2 and there is also a further re-fitted family bathroom. We are advised by the sellers that the loft is large and could be converted to provide more accommodation (subject to the usual permissions).

Externally the gardens have been professionally landscaped at a great cost to the owners. The main

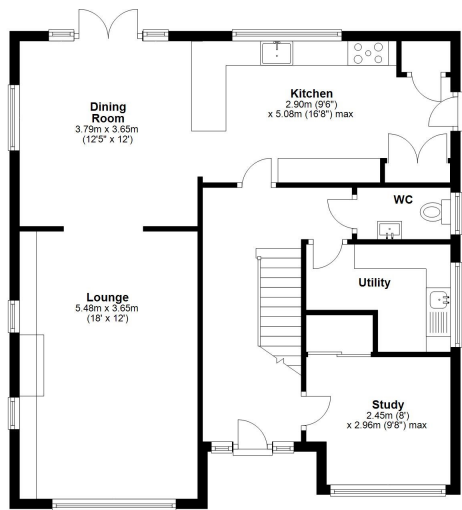




- PRIVATE ROAD WITHIN A 5 MINUTE WALK OF CAMBERLEY TOWN CENTRE WITH ITS RAILWAY STATION, SHOPS AND RESTAURANTS
- FOUR GENEROUS SIZED BEDROOMS
- LIVING ROOM & SEPARATE STUDY
- UTILITY ROOM & CLOAKROOM
- TWO GARDEN AREAS
- BEAUTIFULLY RENOVATED INCLUDING RE-WIRING, NEW PLUMBING, LIGHTING ETC
- TWO REFITTED EN-SUITE SHOWER ROOMS AND A REFITTED BATHROOM
- STYLISH REFITTED KITCHEN FLOWING INTO DINING AREA
- SOUTH WESTERLY FACING GARDEN
- DOUBLE DETACHED GARAGE & DRIVEWAY PROVIDING PARKING FOR NUMEROUS VEHICLES

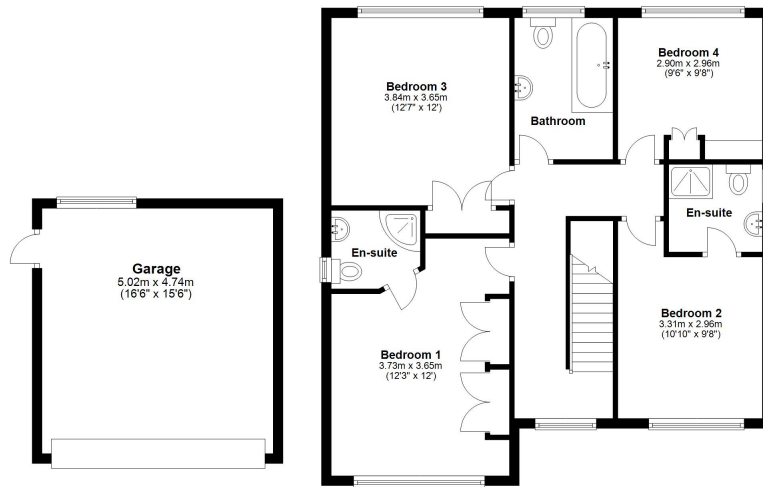
### Ground Floor

Main area: approx. 78.5 sq. metres (844.8 sq. feet)  
(incl garage: approx 23.2 sq. metres (250.5 sq. feet))



### First Floor

Approx. 76.7 sq. metres (825.2 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	72	82
<b>A</b>		
(81-91)		
<b>B</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		
England, Scotland & Wales		EU Directive 2002/91/EC



Whilst every effort is made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes, and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2024 Your EPC Plan produced using PlanUp.