



### 3 Earl of Chester Drive, DEEPCUT, Surrey GU16 6GP

OFFERS IN EXCESS OF £500,000

Jigsaw Estates are pleased to offer this well presented three storey townhouse situated on the ever popular Dettingen Park development of Deepcut. Upon entering the property there is a bright and spacious, front aspect dining room, a downstairs cloak/shower room and a stunning re-fitted kitchen/breakfast room with range cooker, breakfast bar and double doors out onto the garden. Stepping up to the first floor there is the bedroom five/study, bedroom two with it's en-suite shower room, separate wc and a 17' rear aspect living room with Juliette style balcony. Up one more level and there is the main bedroom with a separate wardrobe area (all built in) and an en-suite bathroom, third and fourth bedroom along with the main family bathroom.

Externally there is a hard landscaped garden with a good degree of privacy and in turn gives rear access to the garaging and parking area.

In our opinion this is a great opportunity to purchase a well proportioned house, in good condition, with the bedrooms and bath/shower rooms to facilitate a family at a decent price point. Call Jigsaw Estates to

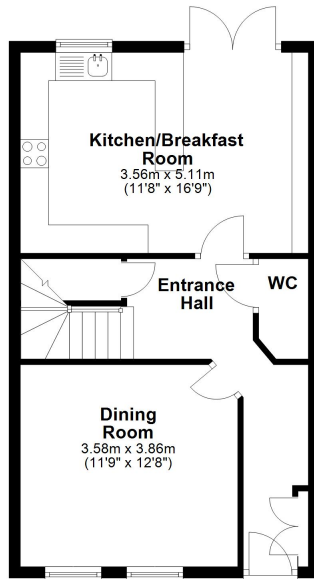




- MODERN TOWNHOUSE ON DETTINGEN PARK
- FOUR BATHROOM/SHOWER ROOMS
- RE-FITTED KITCHEN/BREAKFAST ROOM
- WELL PRESENTED
- CURRENT ANNUAL SERVICE CHARGE = £583.12
- FOUR/FIVE BEDROOMS
- TWO/THREE RECEPTION ROOMS
- GARAGE IN NEARBY BLOCK AND ALLOCATED PARKING SPACE
- COUNCIL TAX BAND E

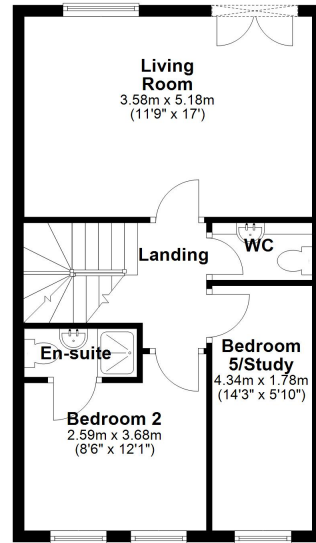
### Ground Floor

Approx. 61.3 sq. metres (659.6 sq. feet)



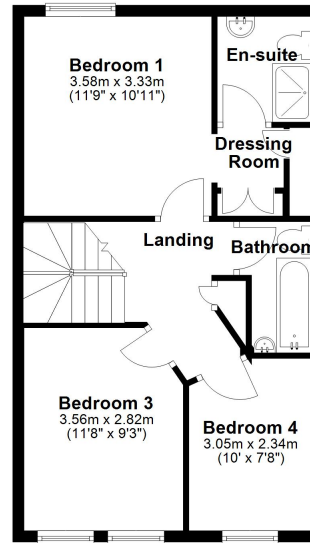
### First Floor

Approx. 46.1 sq. metres (496.4 sq. feet)



### Second Floor

Approx. 48.5 sq. metres (501.0 sq. feet)



Total area: approx. 153.9 sq. metres (1657.0 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>79</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	

