



40 France Hill Drive, CAMBERLEY, Surrey GU15 3QE

PRICE £1,000,000 Freehold

Jigsaw Estates are pleased to present to the market this detached family home with over 2700 square feet of accommodation occupying a generous plot of over 0.25 of an acre, with a private gated driveway and situated within a stones throw of Camberley town centre.

There are a number of local schools within walking distance as well as the local train station which does offer some direct routes into London.

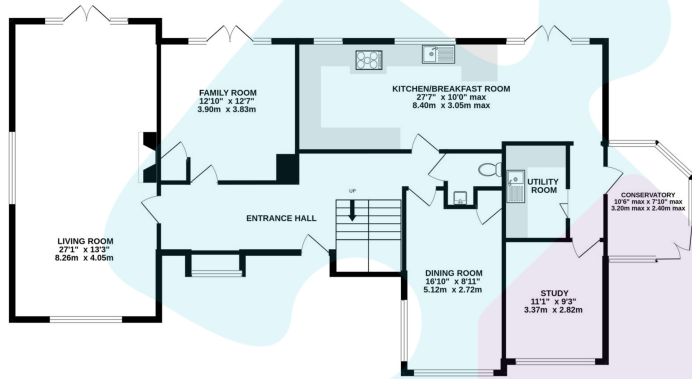
The electric gates open on to a private, hedged driveway which opens up onto a large parking area. Once inside the property the accommodation comprises of five bedrooms, a large front to back living room, dining room, family room, study and kitchen/breakfast room. Further benefits include an en-suite and walk in wardrobe to the principle bedroom, a second en-suite to bedroom two, a large family bathroom, a utility room and conservatory.

Outside to the rear there is a secluded garden with patio area. The garden stretches around to the side of

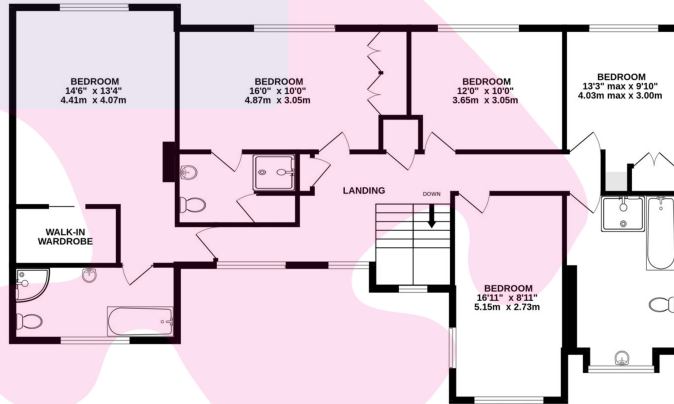


- FIVE BEDROOMS
- GATED DRIVEWAY
- FOUR RECEPTION ROOMS
- UTILITY ROOM
- CLOSE TO LOCAL SCHOOLS
- TWO ENSUITES & WALK IN WARDROBES TO PRINCIPLE BEDROOM
- APPROX 0.28 ACRE PLOT
- KITCHEN/BREAKFAST ROOM
- TOWN CENTRE LOCATION

GROUND FLOOR
1414 sq.ft. (131.4 sq.m.) approx.



1ST FLOOR
5 sq.ft. (122.2 sq.m.) approx.



TOTAL FLOOR AREA : 2729 sq.ft. (253.5 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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	77
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

