



## 1 Kilmuir Close, SANDHURST, Berkshire GU47 0XQ

PRICE £525,000 Freehold

Jigsaw Estates are proud to offer this immaculately presented link detached home situated on a corner plot. In terms of accommodation there are three double bedrooms upstairs and a refitted bathroom. Downstairs the property is very versatile because it has a wonderful dining room space leading through to a separate family room with doors onto the garden and a separate living room. The kitchen has also been refitted to a high standard and again it is immaculate.

On top of all this there is a refitted cloakroom, UPVC double glazing, single garage with a brick built workshop at the back, a south easterly facing garden and a driveway for several vehicles.

Please call us today to avoid disappointment on this gem of a property!

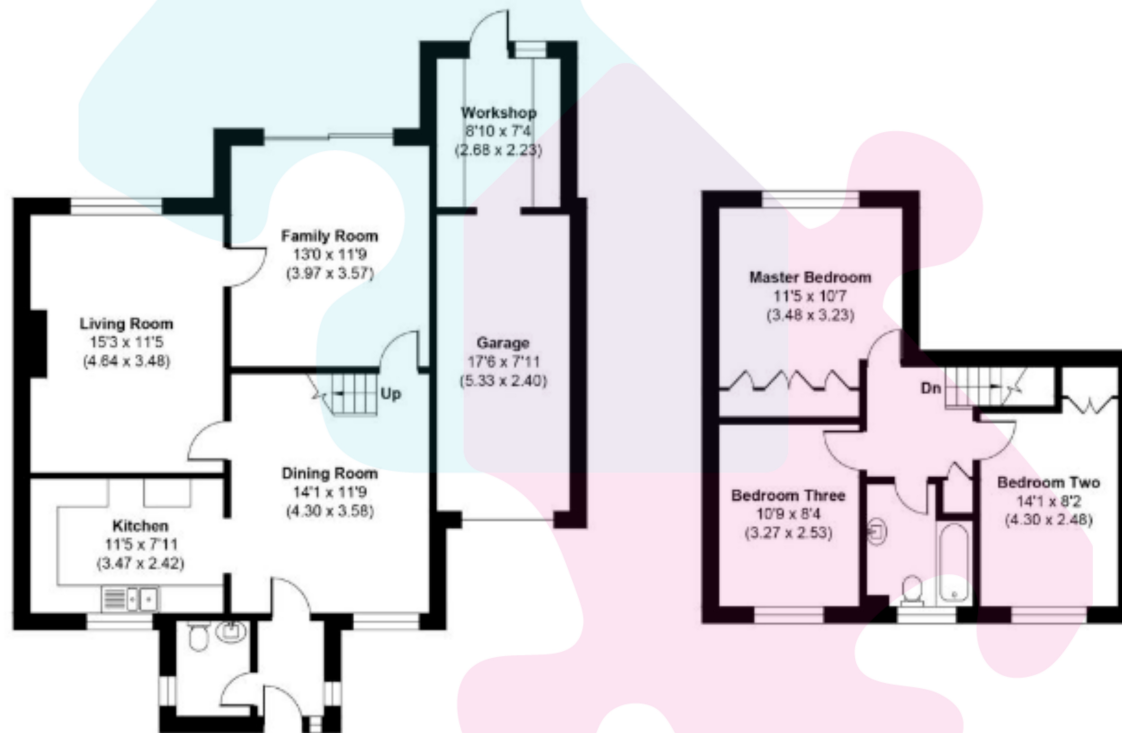
COUNCIL TAX BAND - E

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed



## KILMUIR CLOSE

APPROX. GROSS INTERNAL FLOOR AREA 1303 SQ FT / 121.01 SQ METRES  
(INCLUDES GARAGE)



### GROUND FLOOR

### FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

- IMMACULATLY PRESENTED
- CORNER PLOT
- REFITTED KITCHEN
- CLOAKROOM
- GARAGE AND WORKSHOP AT THE REAR

- THREE DOUBLE BEDROOMS
- REFITTED BATHROOM
- THREE SEPARATE RECEPTION ROOMS
- SOUTH EAST FACING GARDEN
- DRIVEWAY FOR THREE VEHICLES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	71	
(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	

