



46 Peninsular Close, CAMBERLEY, Surrey GU15 1QW

OFFERS IN EXCESS OF £750,000

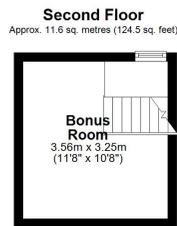
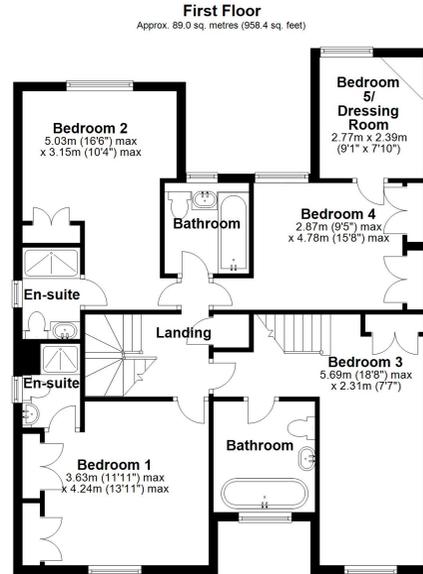
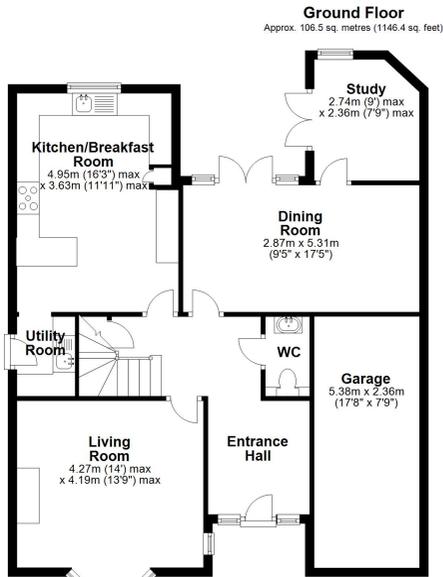
Jigsaw Estates are proud to offer this well maintained, extended detached family home, sat behind gates on the ever popular Wellington Park development of Camberley. Accommodation comprises four double bedrooms (three of which have refitted bath/shower rooms and one bedroom which has steps up to a bonus room) and a further fifth bedroom with a vaulted ceiling which is accessed via bedroom four. There is also a lovely refitted main bathroom on the first floor.

To the ground floor there is a formal bay fronted living room, dining room and study. The stylish kitchen/breakfast room has been refitted along with the utility room and has various built in appliances. The cloakroom has also been refitted to a high standard.

Externally there is a low maintenance, landscaped rear garden, with an area of artificial lawn, raised and lower patio areas with a large summerhouse. There is also the garage and driveway parking.

This house truly is in stunning condition and needs to be viewed internally to be fully appreciated.





Total area: approx. 207.1 sq. metres (2229.3 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.

- *****VENDOR SUITED*****
- **FOUR REFITTED BATHROOMS (THREE EN-SUITES)**
- **THREE SEPARATE RECEPTIONS**
- **REFITTED CLOAKROOM**
- **GARAGE AND DRIVEWAY PARKING**

- **FIVE BEDROOMS (FOUR DOUBLES & 1 SINGLE OFF BED 4)**
- **GATED HOUSE ON THE POPULAR WELLINGTON PARK DEVELOPMENT**
- **REFITTED KITCHEN/BREAKFAST ROOM & UTILITY**
- **RECENTLY REPLACED WORCESTER BOSCH BOILER**
- **LANDSCAPED REAR GARDEN WITH LARGE OUTBUILDING/SUMMERHOUSE**

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (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 | |
| | | 72 | 80 |

