

## Gordon Road, Camberley, Surrey GU15 2JQ

PRICE £850,000 Freehold

Jigsaw Estates are pleased to present to the market this much improved, gated detached family home presented in beautiful order throughout and situated within walking distance of Camberley town centre and train station.

Accommodation comprises four large bedrooms, a living room, study and a stunning open plan and all encompassing kitchen/breakfast/family room which also opens onto the conservatory/dining area. The re-fitted kitchen area offers a range of integrated appliances, a large central island unit with seating and doors leading onto the rear garden. There are many more unique features to the property including a vaulted ceiling in the living room and a large feature window on the landing. Further benefits include an en-suite shower room to the principle bedrooms, a re-fitted family bathroom and a downstairs shower room and utility room.

Outside to the rear there is a secluded and sunny aspect garden with patio area. The rest of the garden is mainly laid to lawn with a further shingle area for seating to the far corner. There is also a large garden room which would be ideal as a work from home space, Gym or garden bar.

To the front there is a fantastic sized driveway hidden behind the electric gates which offers parking for at least 5-6 cars.

The town centre along with its array of shops, restaurants, bars and cinema is less than a 10 minute walk away from the property. There are also a number of local schools within walking distance of the property. For keen walkers you have Barossa Common which is also less than a mile from the house.



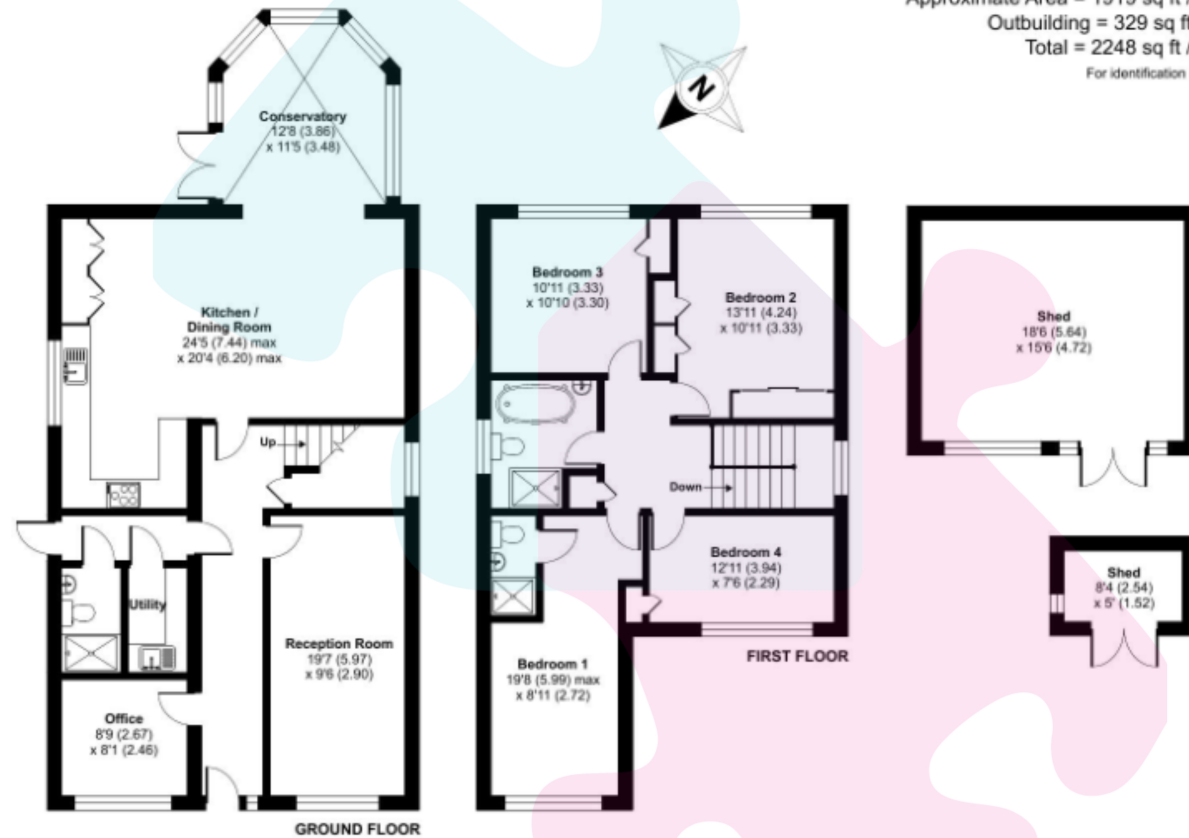
## Gordon Road, Camberley, GU15

Approximate Area = 1919 sq ft / 178.3 sq m

Outbuilding = 329 sq ft / 30.6 sq m

Total = 2248 sq ft / 208.8 sq m

For identification only - Not to scale



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.

- RENOVATED BY CURRENT OWNERS
- FOUR GENEROUS BEDROOMS
- STUNNING ALL ENCOMPASSING KITCHEN/DINING & FAMILY ROOM
- STUDY
- UTILITY AREA
- ELECTRIC GATED DRIVEWAY

- TOWN CENTRE LOCATION
- EN-SUITE AND RE-FITTED FAMILY BATHROOM
- LIVING ROOM WITH VAULTED CEILING
- DOWNSTAIRS SHOWER ROOM
- SECLUDED GARDEN WITH LARGE GARDEN CABIN
- CLOSE TO LOCAL SCHOOLS & AMENITIES

Energy Efficiency Rating		
	Current	Poten
Very energy efficient - lower running costs		
(92+)	76	85
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

