



Eliot Close, CAMBERLEY, Surrey GU15 1LW

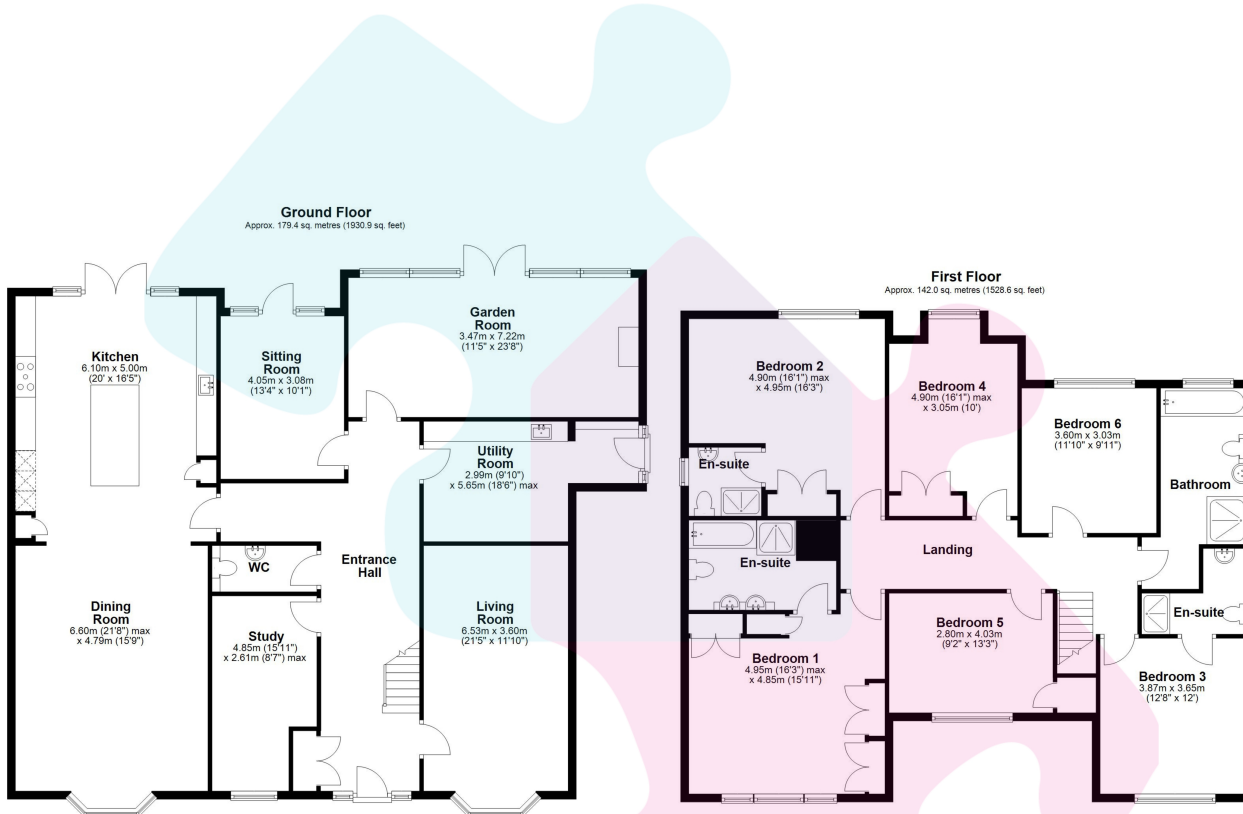
OFFERS IN EXCESS OF £1,100,000

Jigsaw Estates are excited to offer this huge, extended detached family home occupying a plot of approx. 0.25 acre, on the ever popular Wellington Park development of Camberley. Accommodation is approaching 3500 sq ft and anyone would be seriously impressed with the sheer space that is on offer for a large family. Upstairs there are six double bedrooms, three of which have en-suites and there is a family bathroom. Downstairs you are greeted by a large reception hall which leads onto the formal living room, study, large utility room and cloakroom. Beyond this there is a cosy sitting room overlooking the garden and then there is a large garden room which is partially vaulted with double doors, again, overlooking the garden. The particular 'wow factor' is the enormous, all encompassing room measuring approximately 41ft x 16ft which incorporates the re-fitted kitchen with an island unit and flows through to the dining area, although this could easily be a living area for any use.

The rear garden is beautifully landscaped, designed for low maintenance. There is a glass balustrade sectioning off raised and levelled patio areas with steps down to a lawned area and various, surrounding paths which are delightful to walk around. To the front there are two entry points to the driveway which



- ACCOMMODATION APPROACHING 3500 SQ FT
- THREE EN-SUITES + FAMILY BATHROOM
- ALL ENCOMPASSING KITCHEN/DINING/FAMILY ROOM IN EXCESS OF 40FT
- LARGE UTILITY ROOM
- POPULAR WELLINGTON PARK DEVELOPMENT
- SIX BEDROOMS
- FOUR/FIVE RECEPTION ROOMS
- APPROX 0.25 ACRE PLOT
- DRIVEWAY FOR AMPLE PARKING
- PROFESSIONALLY LANDSCAPED GARDEN DESIGNED TO ENJOY WITH LOW MAINTENANCE



Total area: approx. 321.4 sq. metres (3459.5 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 PlanIt.

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		
	76	80
England, Scotland & Wales		
	EU Directive 2002/91/EC	

