



6 Forest Hills, CAMBERLEY, Surrey GU15 3NH

PRICE £800,000 Freehold

Jigsaw Estates are proud to offer this large and all-encompassing family home situated on a south westerly facing plot of approximately 0.25 acre and within a 10 minute walk of the town centre. Upstairs there are five bedrooms with four being double bedrooms and the fifth as a single bedroom/study. The principal bedroom has an en-suite shower room and there is also the main family bathroom. Downstairs, this property offers so much in terms of living accommodation and has a lovely natural flow to it. There is the study, family room and downstairs cloak/shower room on the left hand side, which offers some peace and quiet from the rest of the house and offers the potential to create an annexe facility. Then there is the main front aspect living room which flows around to the formal dining area. Walking through the double doors you enter the fabulous kitchen/dining room with its range of built in appliances, island unit, skylight windows, exposed brick work feature wall and double doors onto the patio. As if this wasn't enough there is also the utility room!

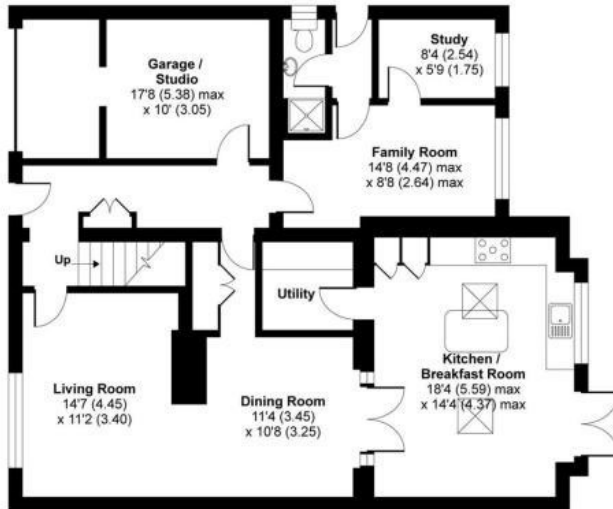
One of the many 'wow factors' of this property is the size and orientation of the garden. Pointing south westerly the property gets plenty of sunshine and there is a large patio area which is perfect for



APPROX. GROSS INTERNAL FLOOR AREA 2088 SQ FT 193.9 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- APPROX 0.25 ACRE PLOT
- EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- DOWNSTAIRS SHOWER/CLOAKROOM
- LARGE SOUTH WEST FACING GARDEN
- UTILITY ROOM
- FIVE BEDROOMS (FOUR DOUBLES AND ONE SINGLE)
- FOUR RECEPTION AREAS
- LARGE DRIVEWAY LEADING TO GARAGE
- 10 MINUTE WALK TO CAMBERLEY TOWN CENTRE
- KITCHEN/DINING ROOM WITH SKYLIGHTS

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		
65		77
EU Directive 2002/91/EC		

England, Scotland & Wales

EU Directive 2002/91/EC

