



22 Peninsular Close, Camberley, Surrey GU15 1QW

OFFERS IN EXCESS OF £700,000

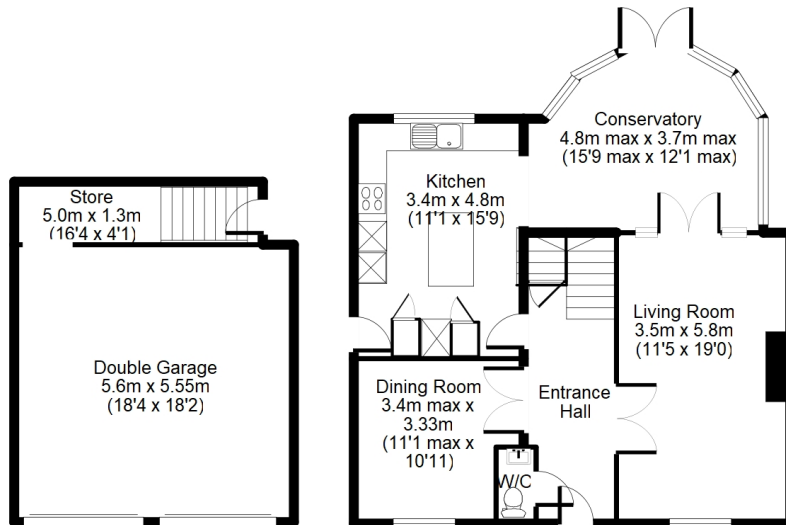
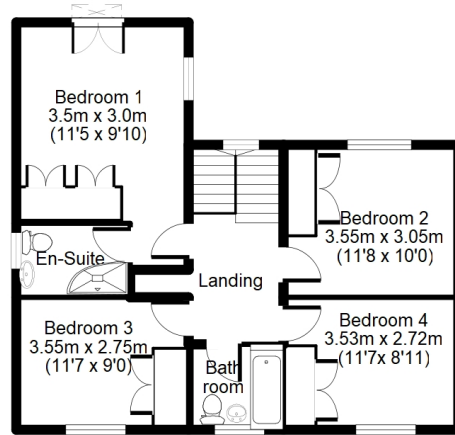
****NO ONWARD CHAIN**** Jigsaw Estates are extremely pleased to offer this detached property with a double detached garage and ample parking, situated at the end of a cul-de-sac on the ever popular Wellington Park development of Camberley. The property overlooks a green area to the front which is a nice bonus. Accommodation comprises four double bedrooms, all with built in wardrobes. The main bedroom has a vaulted ceiling, port hole window and a stylish en-suite shower room. There is also a main bathroom which has been refitted to a high standard. To the ground floor there is a cloakroom, living room, dining room, refitted kitchen/breakfast room with underfloor heating which then leads onto the family room which has air conditioning and underfloor heating. This in turn leads out onto the nicely maintained garden with its wood decked area and lawn. This property is not to be missed so call today to avoid disappointment.



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

Approx. Total Floor Area:
183 Sq M = 1969 Sq Ft
(Includes Conservatory,
Garage and Store)

Floorplan is for illustration
purposes only.
All measurements are
approximate and should be
verified.



- NO ONWARD CHAIN
- END OF CUL-DE-SAC POSITION ON THE POPULAR WELLINGTON PARK DEVELOPMENT
- FOUR DOUBLE BEDROOMS (BUILT IN WARDROBES)
- SEPARATE LIVING ROOM & DINING ROOM
- FAMILY ROOM WITH AIR CONDITIONING & UNDERFLOOR HEATING
- EXCELLENT CONDITION THROUGHOUT
- DETACHED HOUSE WITH DETACHED DOUBLE GARAGE & AMPLE PARKING
- REFITTED EN-SUITE SHOWER ROOM & MAIN BATHROOM
- REFITTED KITCHEN/BREAKFAST ROOM WITH A RANGE OF BUILT IN APPLIANCES AND UNDERFLOOR HEATING
- COUNCIL TAX BAND G

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
	70	79
England, Wales & N.Ireland	EU Directive 2002/91/EC	

