



## 43 Peninsular Close, CAMBERLEY, Surrey GU15 1QW

OFFERS IN EXCESS OF £575,000

\*\*\* SOLD PRIOR TO MARKETING \*\*\*

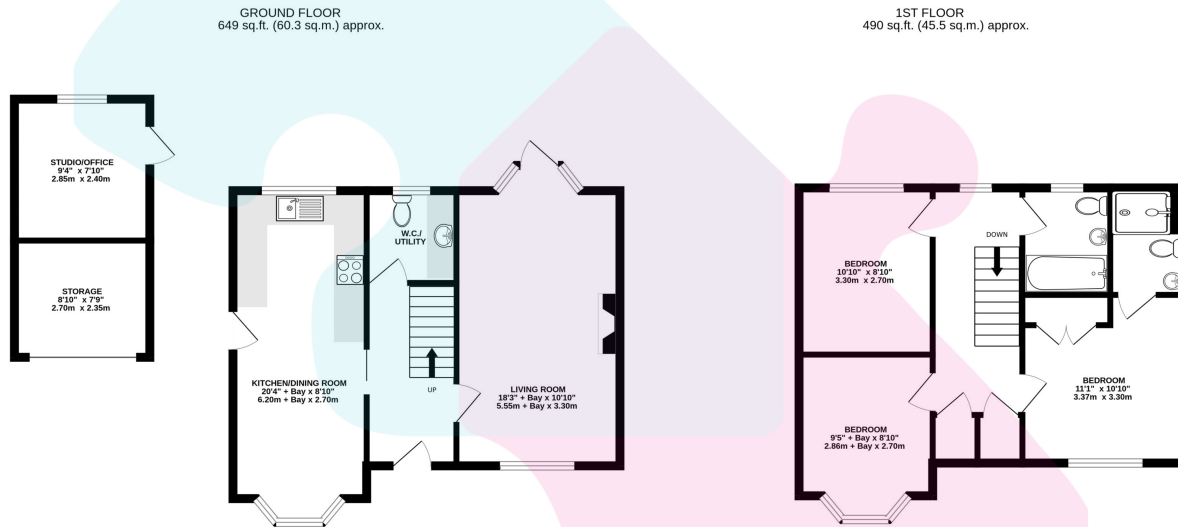
Jigsaw Estates are proud to offer this immaculately presented detached home, located at the end of a quiet cul-de-sac, situated on the ever popular Wellington Park development.

In terms of accommodation there are three double bedrooms upstairs, a refitted family bathroom and a stunning, re-fitted en-suite shower room to the main bedroom. The sellers have also installed plantation style shutters to the windows at the front of the property.

Downstairs there is a large double aspect living room with bay window area, cloakroom/utility room and a stylish, re-fitted kitchen/dining room. To the outside there is a detached single garage which has been partially converted into a lovely home office/therapy room. There is still a storage area to the front. In addition there are other parking spaces on two drive areas for the property. The garden is of a generous size and has a high degree of privacy.







- **\*\*\*SOLD PRIOR TO MARKETING\*\*\***
- **THREE DOUBLE BEDROOMS**
- **REFITTED KITCHEN/DINING ROOM**
- **END OF CUL-DE-SAC LOCATION**
- **SEVERAL PARKING SPACES**

- **IMMACULATLY PRESENTED**
- **REFITTED EN-SUITE SHOWER ROOM AND MAIN BATHROOM**
- **LARGE DOUBLE ASPECT LIVING ROOM**
- **PARTIAL GARAGE CONVERSION TO HOME OFFICE**
- **ENCLOSED REAR GARDEN WITH HIGH DEGREE OF PRIVACY**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	