



## The Avenue, Camberley, Surrey GU15 3NE

PRICE £975,000 Freehold

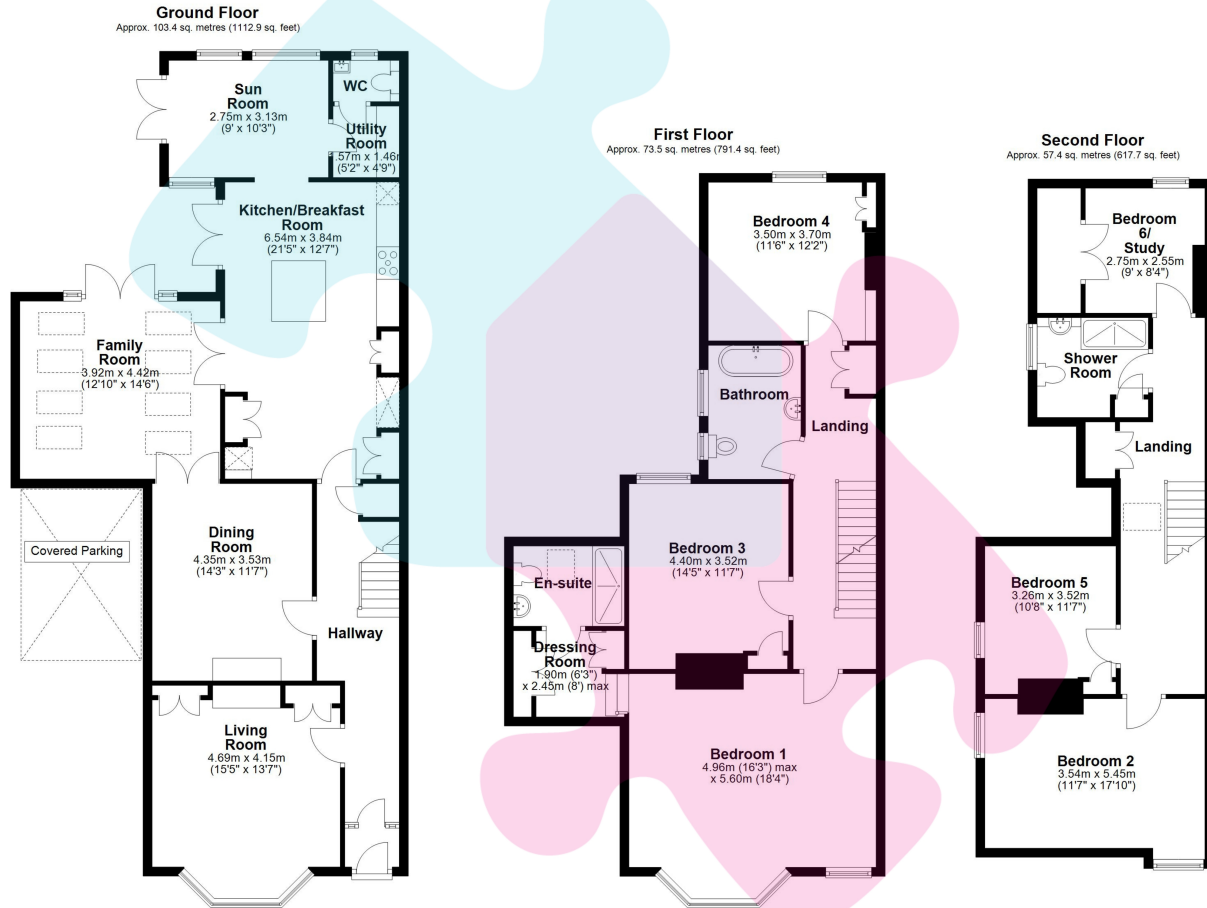
**\*STUNNING EDWARDIAN FAMILY HOME IN THE HEART CAMBERLEY WITH OVER 2500 SQ.FT OF ACCOMMODATION\*** Jigsaw Estates are proud to present to the market this elegant Edwardian residence enjoys a prime position in Camberley town centre, set opposite a charming local park and within easy reach of several well-regarded schools.

Offering over 2,500 sq. ft. of beautifully arranged accommodation across three floors, this substantial six-bedroom home blends period character with contemporary style. Highlights include a spacious living room with a feature fireplace, a light-filled family room with vaulted ceilings and skylights, a formal dining room, and a beautifully re-fitted kitchen complete with a central island and breakfast area. There is also the added benefit of a utility room and cloakroom. On the first floor the impressive principal bedroom features a dressing area and luxurious ensuite, there are two additional bathrooms across the first and second floors which cater for the other five bedrooms. In total there are three double bedrooms on the first floor with three further bedrooms (two of which are also doubles) on the second floor.

Outside, the secluded rear garden is a true haven, with a generous lawn, mature borders, and multiple seating areas ideal for relaxing or entertaining. To the front, there is parking for 3-4 cars, a covered car port, and convenient side access to the garden. This is a rare opportunity to own a distinctive home in central Camberley. With the town centre being only a 5-10 minute walk from the house it makes the property the perfect home for a family. With a number of restaurants and bars as well as a Vue cinema and Bowling complex there is something for everyone. It is also ideal for those needing to commute with the local train station within walking distance and Junction 4 of the M3 a short drive.



- BEAUTIFUL EDWARDIAN HOME
- TOWN CENTRE LOCATION
- THREE RECEPTION ROOMS
- THREE BATH/SHOWER ROOMS INCLUDING ENSUITE
- ELECTRIC CAR CHARGING POINT
- CLOSE TO LOCAL SCHOOLS AND PARKS
- OVER 2500 SQUARE FEET OF ACCOMMODATION
- SIX BEDROOMS
- RE-FITTED KITCHEN/BREAKFAST ROOM
- OFF STREET PARKING
- SECLUDED AND SUNNY ASPECT REAR GARDEN



Total area: approx. 234.3 sq. metres (2522.0 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 PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>81</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

