



Arundel Road, CAMBERLEY, Surrey GU15 1DL

PRICE £700,000 Freehold

Jigsaw Estates are pleased to present to the market this well presented detached family home situated in a popular road within walking distance to a number of local schools including Tomlinscote, Ravenscote & Heather Ridge.

There are local amenities all situated on the Heatherside development including a Sainsbury's, Dentists, Doctors and pub. There are also playing fields, playpark and an outdoor gym within a few minutes walk.

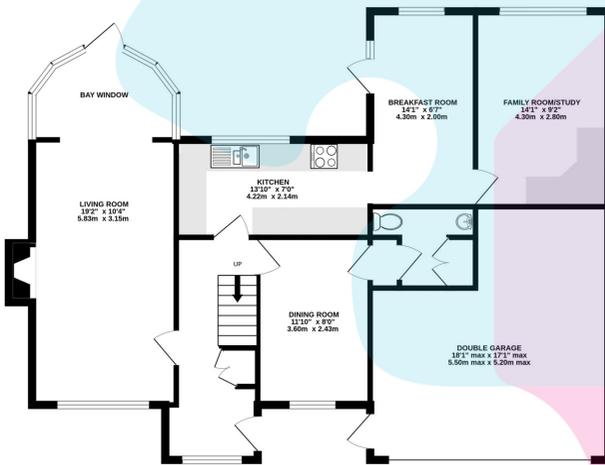
Accommodation of the property comprises four bedrooms, a living room with large feature bay window seating area, dining room, family room & kitchen & breakfast room. Further benefits include an en-suite shower room to bedroom one, large family bathroom & downstairs cloakroom. Outside to the rear is a beautifully maintained garden with patio area and to the front of the property a driveway providing access to the integral double garage which has light & power.

The vendors are already suited with an onward purchase.

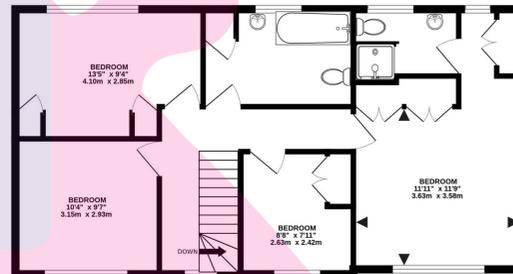


- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- EN-SUITE & DRESSING AREA
- BEAUTIFUL & MANICURED REAR GARDEN
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- DETACHED FAMILY HOME
- KITCHEN & BREAKFAST ROOM
- DOUBLE GARAGE
- VENDORS SUITED

GROUND FLOOR
1102 sq.ft. (102.3 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA: 1794 sq.ft. (166.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

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

