



Byron Avenue, CAMBERLEY, Surrey GU15 1DP

PRICE £1,350,000 Freehold

Jigsaw Estates are proud to present to the market this stunning Modern Detached family home.

This beautifully extended and modernised detached home boasts six bedrooms and exceptional open-plan living spaces. Step into the striking entrance hall, where a bespoke floating staircase and gallery landing create an inviting and airy atmosphere. The heart of the home features an impressive kitchen/living space with feature fire place & bi-fold doors that seamlessly connect the indoors with the outdoor garden, creating a perfect setting for entertaining. There is a snug seating area as well as two further reception rooms and also a utility room and downstairs shower room.

With en suite facilities in both the master and second bedrooms, this property prioritizes comfort and convenience. The energy-efficient design includes solar panels and electric car charging points, achieving an A rating on the energy performance certificate.

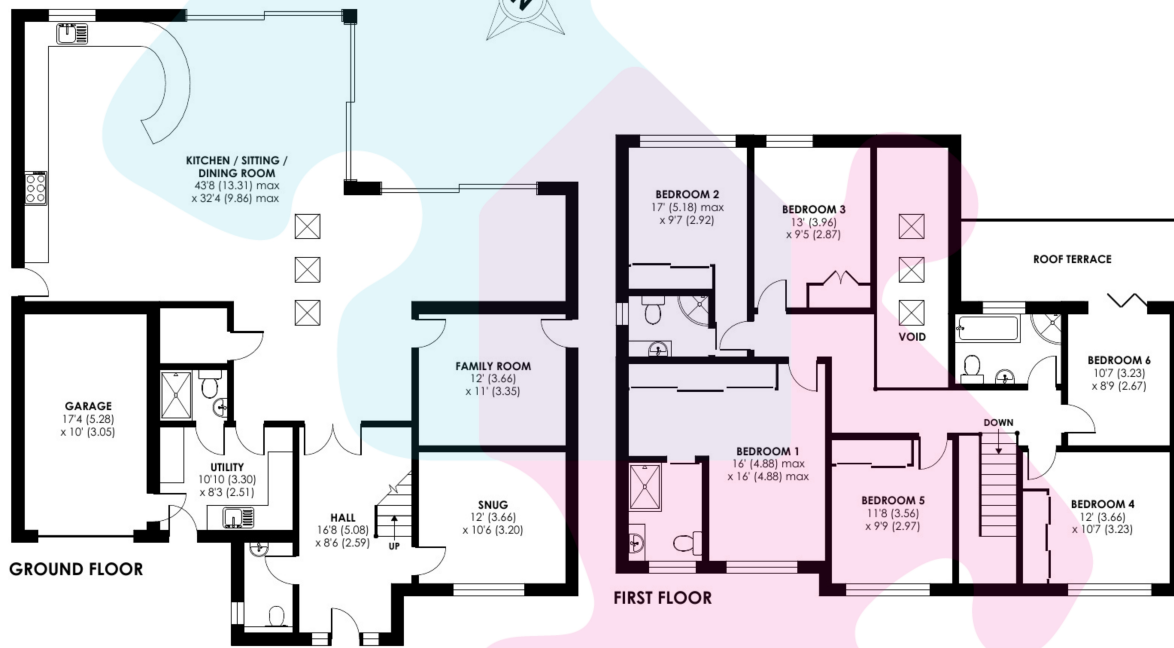
The landscaped rear garden features an outdoor kitchen and various seating areas, ideal for alfresco dining and relaxation.



BYRON AVENUE, GU15

Approximate Area = 2685 sq ft / 249.4 sq m (excludes void)
 Garage = 175 sq ft / 16.3 sq m
 Total = 2860 sq ft / 265.7 sq m

For identification only - Not to scale



- STUNNING CONTEMPORARY DETACHED HOME
- TWO ENSUITES
- RATED A ON EPC
- BI-FOLD DOORS LEADING TO GARDEN
- GARAGE
- BESPOKE HAND CRAFTED STAIRCASE
- OPEN PLAN LIVING SPACE
- FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM
- SIX BEDROOMS
- OUTDOOR KITCHEN AND SEATING AREAS
- AMPLE PARKING
- GALLERY LANDING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	96	96
(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	

