



55 Hillcrest Road, CAMBERLEY, Surrey GU15 1LF

PRICE £700,000 Freehold

Jigsaw Estates - Discover this charming four-bedroom detached house perfectly situated on an expansive approximately 0.3 acre plot within a cul-de-sac location. Boasting two formal reception rooms, a thoughtfully refitted kitchen and dining area, utility room, and a refitted en-suite alongside a family bathroom, this home offers a harmonious blend of space, style, and practicality. With ample parking on the driveway suitable for several vehicles and the added benefit of a versatile workshop/garage, this property is a rare find that balances comfortable family living with generous outdoor space.

Located in a sought-after neighbourhood, this property benefits from the serenity of a cul-de-sac while remaining conveniently close to local schools like Crawley Ridge infants and Juniors, Prior Heath and Collingwood College. The area is ideal for families and professionals alike.

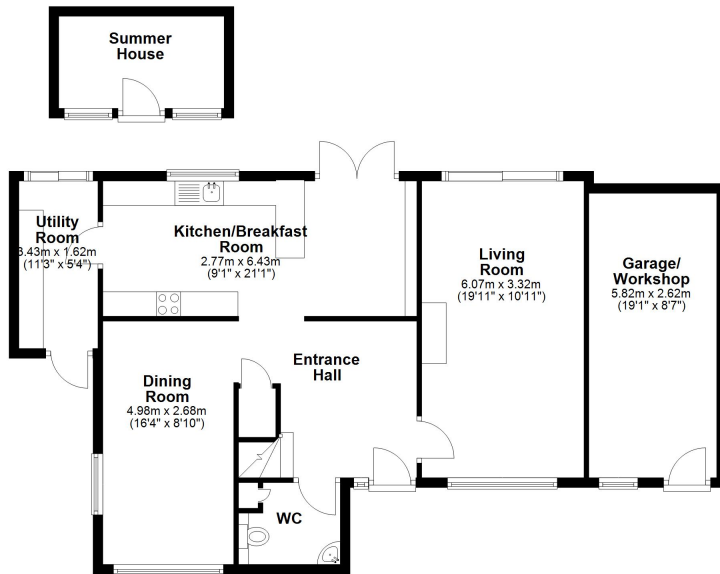
Step inside to a spacious and inviting entrance hall, which immediately sets the tone for the rest of the home with its bright and airy atmosphere. The hall features a convenient cloakroom and provides access to the various living spaces with ease. Adjoining the hall, you'll find two formal reception rooms,



- APPROX 0.3 ACRE PLOT
- REFITTED EN-SUITE & FAMILY BATHROOM
- SPACIOUS ENTRANCE HALL WITH CLOAKROOM
- UTILITY ROOM
- DRIVEWAY FOR SEVERAL VEHICLES
- FOUR BEDROOMS
- TWO FORMAL RECEPTIONS
- REFITTED KITCHEN/DINING ROOM
- WORKSHOP/GARAGE
- CUL DE SAC LOCATION

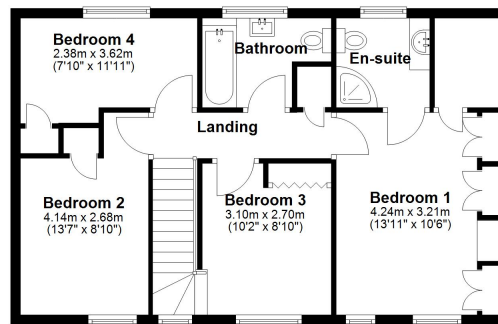
Ground Floor

Approx. 96.6 sq. metres (1039.6 sq. feet)



First Floor

Approx. 59.8 sq. metres (644.2 sq. feet)



Total area: approx. 156.4 sq. metres (1683.8 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+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

