



## Wishmoor Close, CAMBERLEY, Surrey GU15 4BZ

PRICE £425,000 Freehold

Jigsaw Estates are pleased to present to the market this well presented semi detached property in a cul-de-sac location on the Old Dean development in Camberley.

Accommodation comprises three bedrooms, a spacious and open plan re-fitted kitchen/breakfast room, and a living room. Further benefits include a re-fitted family bathroom, a utility area and downstairs cloakroom. The property also has Upvc double glazing and gas central heating.

Outside to the rear is a generous garden with patio area and side access as well as a large outbuilding which is currently divided into two areas with one being a storage/workshop space and the other a garden room with light and power.

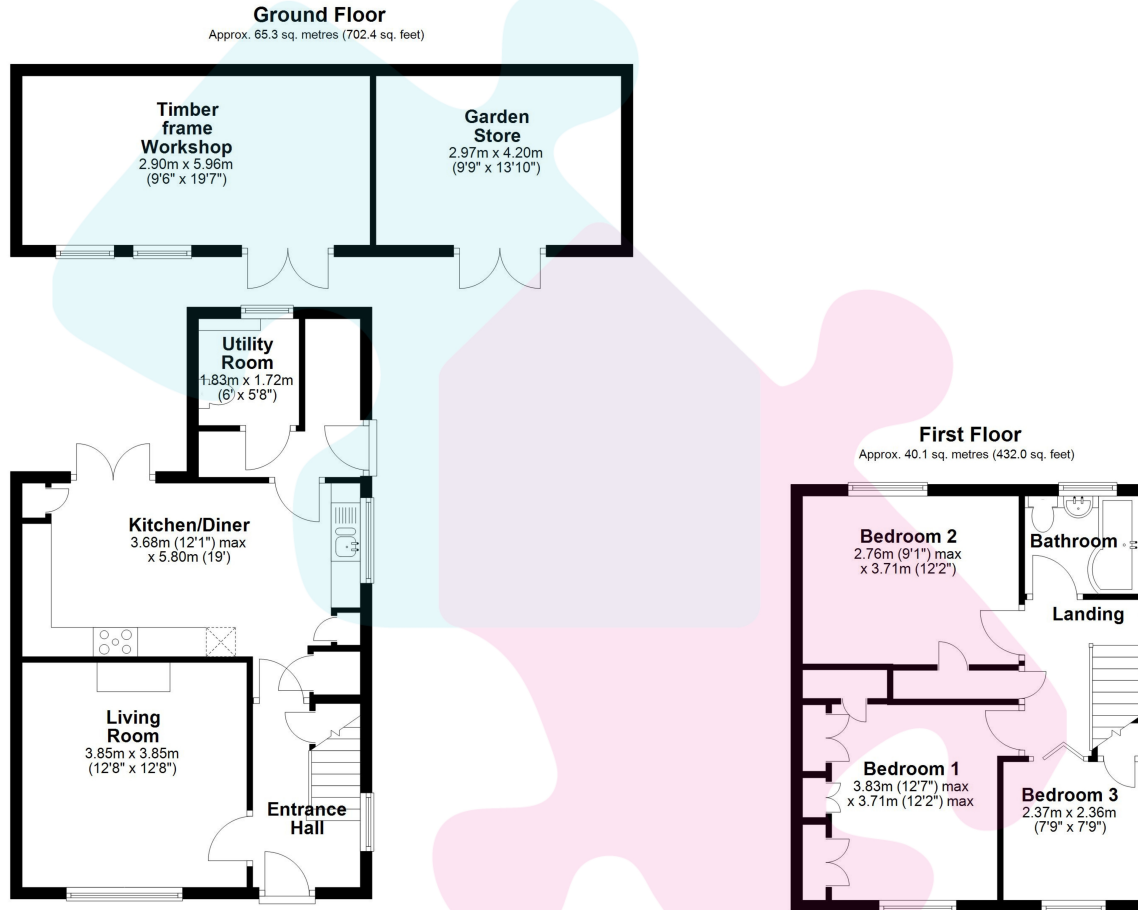
To the front of the property there is a driveway which offers parking for at least 2 cars.

The property is situated on the doorstep to Barossa Common which offers acres and acres of woodland walks and leads directly into Swinley Forest where you can walk all the way to Bracknell. There are local shops on the development for all your day to day needs and a number of schools within walking distance including Collingwood College. Camberley town centre is also only a mile away which is also where you will find the train station which offers some direct routes into London.



- THREE BEDROOMS
- LIVING ROOM
- DOWNSTAIRS CLOAKROOM
- LARGE GARDEN ROOM
- CLOSE TO LOCAL SCHOOLS
- CLOSE TO CAMBERLEY TOWN CENTRE

- OPEN PLAN & RE-FITTED KITCHEN/BREAKFAST ROOM
- RE-FITTED BATHROOM
- GENEROUS REAR GARDEN
- OFF STREET PARKING
- EASY ACCESS TO BAROSSA COMMON



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	71	87
(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	