

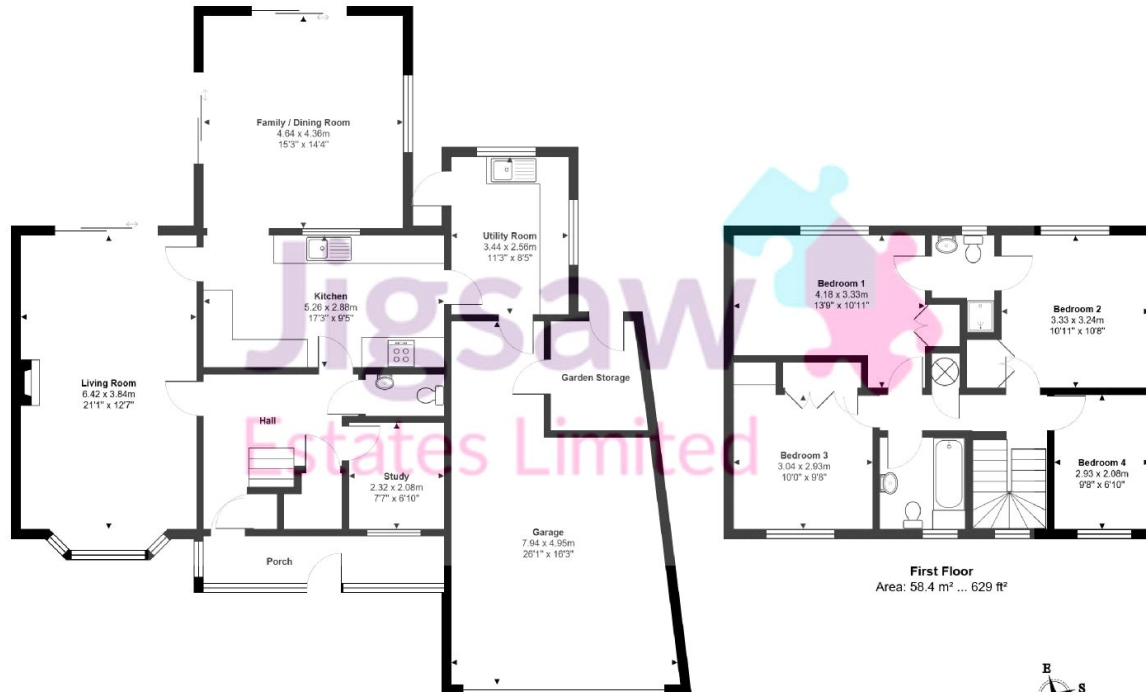


Iberian Way, CAMBERLEY, GU15 1LU

PRICE £625,000 Freehold

A very well presented detached family home with southerly aspect rear garden and ample off street parking situated in a popular location within close proximity to a number of local schools. Accommodation comprises four bedrooms, living room, re-fitted kitchen opening into a large family/dining room and study. Further benefits include a large utility room with separate cooker, cloakroom, family bathroom and en-suite shower room which can be accessed from bedrooms one and three. The property also has Upvc double glazing, gas central heating and double garage. Outside to the front there is a very large driveway offering off street parking for a number of vehicles.

Jigsaw 
Estates Limited



This floor plan is provided for representation purposes only, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. No responsibility will be taken for any errors, omission or mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that they are in working order.

- FOUR BEDROOMS
- LIVING ROOM
- RE-FITTED KITCHEN OPENING INTO FAMILY ROOM
- STUDY
- LARGE UTILITY ROOM
- CLOAKROOM
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- SUNNY ASPECT REAR GARDEN
- DOUBLE GARAGE
- LARGE FRONTAGE FOR PARKING

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
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