



## Roundway, CAMBERLEY, Surrey GU15 1NR

Offers In Excess of £700,000 Freehold

Jigsaw Estates are pleased to present to the market this well presented family home situated on the ever popular Copped Hall development in Camberley.

The property occupies a generous plot and accommodation comprises four large bedrooms, a living room, dining room, kitchen/breakfast room and study. Further benefits include a large utility room, cloakroom, family bathroom and en-suite shower room to bedroom one. The principal bedroom also has patio door leading onto a balcony which overlooks the rear garden. There is an integral single garage with light & power which can be accessed via the utility room and from an up and over door to the front.

The garden itself is beautifully maintained and is mainly laid to lawn with mature shrub and hedge borders and an outside garden cabin/home office with power & light. To the front of the property there is a large block paved driveway providing ample off street parking. The property also benefits from solar panels.

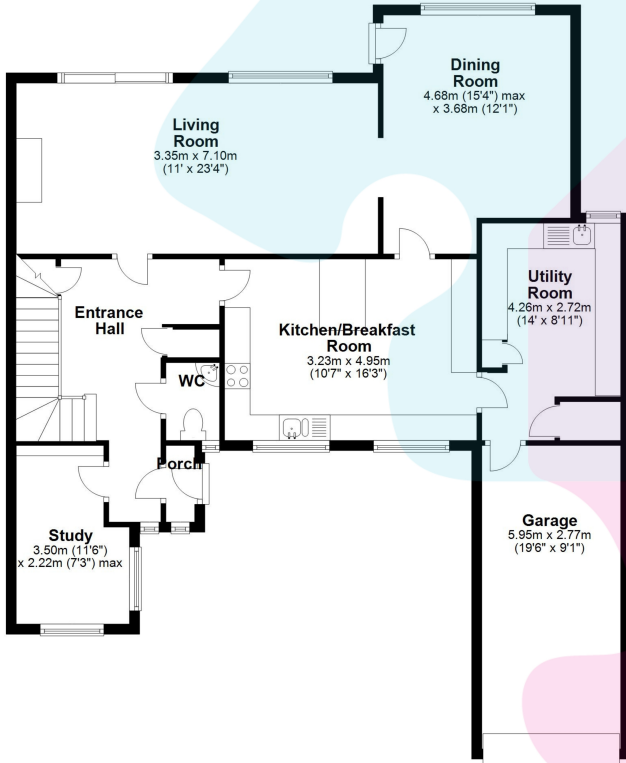
Copped Hall is conveniently located to be within walking distance of a number of excellent local schools including Tomlinscote & Ravenscote. There are also local shops nearby with a Sainsbury's local on the nearby Heatherside development. Pine Ridge Golf club is also less than a mile away and there are lots of green spaces and woodland to discover right on your doorstep.



- COPPED HALL DEVELOPMENT
- FOUR SPACIOUS BEDROOMS
- THREE RECEPTION ROOMS
- GARAGE
- CLOSE TO LOCAL SCHOOLS
- SOLAR PANELS
- GENEROUS PLOT
- ENSUITE & DRESSING AREA TO MAIN BEDROOM
- UTILITY ROOM
- CLOAKROOM
- LOCAL AMENITIES NEARBY

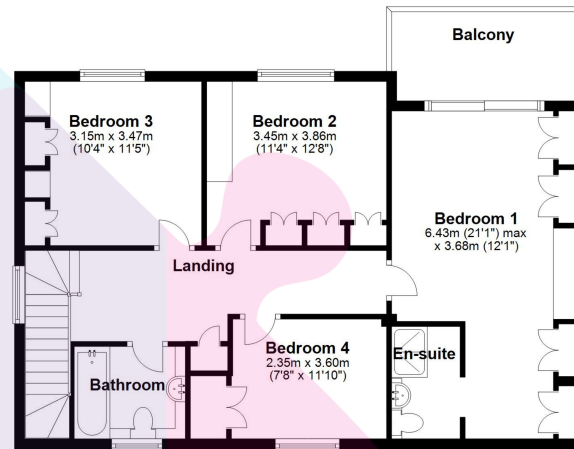
### Ground Floor

Approx. 111.8 sq. metres (1203.5 sq. feet)



### First Floor

Approx. 74.0 sq. metres (796.6 sq. feet)



Total area: approx. 185.8 sq. metres (2000.1 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+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	73	77
	EU Directive 2002/91/EC	

