



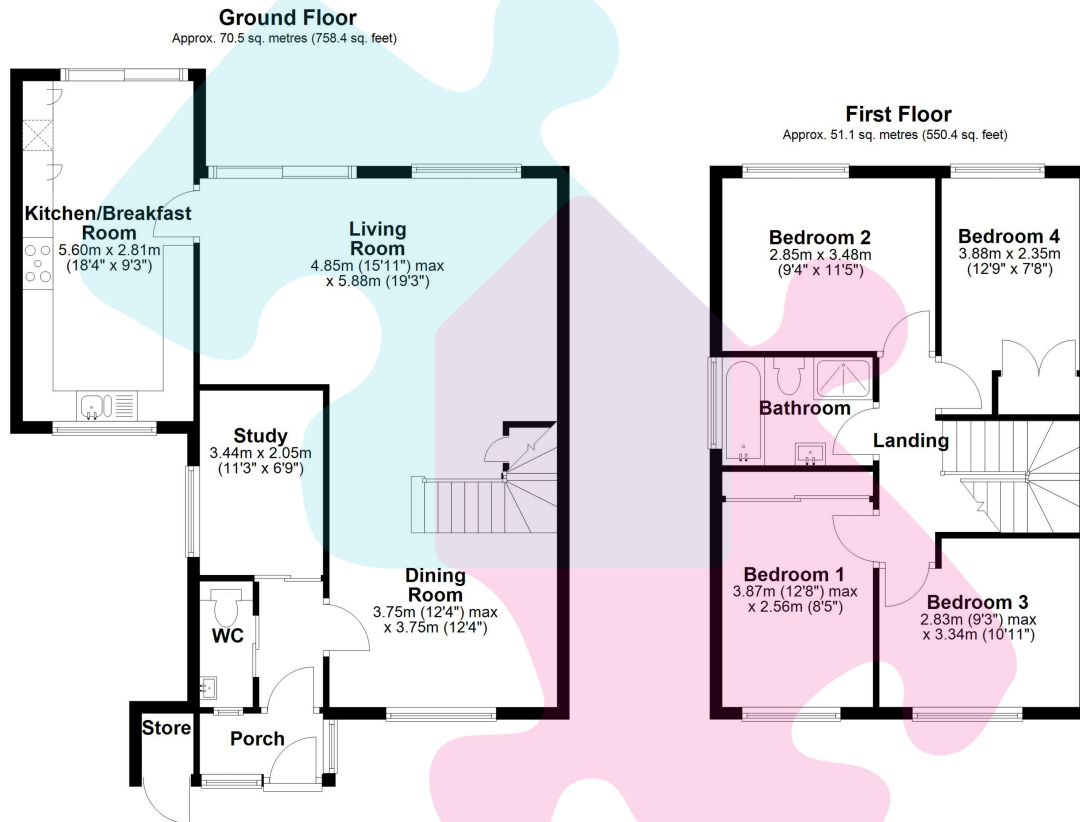
35 Holly Hedge Road, CAMBERLEY, FRIMLEY, Surrey GU16 8ST OFFERS IN EXCESS OF £600,000

Jigsaw Estates are pleased to offer this link detached home set within a very popular location and within close proximity to Prior Heath Infants, The Grove, St Augustine's, Ravenscote and Tomlinscote schools. The property has four double bedrooms and a re-fitted family bathroom upstairs and downstairs there is a wonderful open plan feel. Through the entrance porch you will find the refitted cloakroom. Straight ahead is a decent size study with oak flooring. The living and dining room, whilst open plan, offers specific areas to dine, relax and incorporates a family room/study area. Beyond this, what used to be the garage, is now a spacious refitted kitchen/breakfast room with doors out onto the garden.

The garden is of a sunny aspect (please see the photos) and backs onto woodland. Initially there is the patio area with it's pergola looking out onto the lawned area. Venturing beyond this there is a large hardstanding section to the garden which the sellers have built a fire pit in the centre. It is extremely private down here and overlooks the woodland.

Stating all of the above and with its driveway for four vehicles this is a great 'all rounder' of a family home





Total area: approx. 121.6 sq. metres (1308.8 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.

- FOUR DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED
- SEPARATE STUDY
- SUNNY ASPECT GARDEN WITH PERGOLA, LAWNED AREA & FURTHER FIRE PIT AREA AT THE REAR
- LARGE DRIVEWAY FOR FOUR VEHICLES

- REFITTED BATHROOM AND CLOAKROOM
- REFITTED KITCHEN/BREAKFAST ROOM
- LARGE ALL ENCOMPASSING LIVING/DINING & FAMILY ROOM
- BACKING ONTO WOODLAND
- EXCELLENT NEARBY SCHOOLS INCLUDING RAVENSCOTE, TOMLINSCOTE, ST AUGUSTINES AND THE GROVE

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	73	79		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)	73	79		
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

