



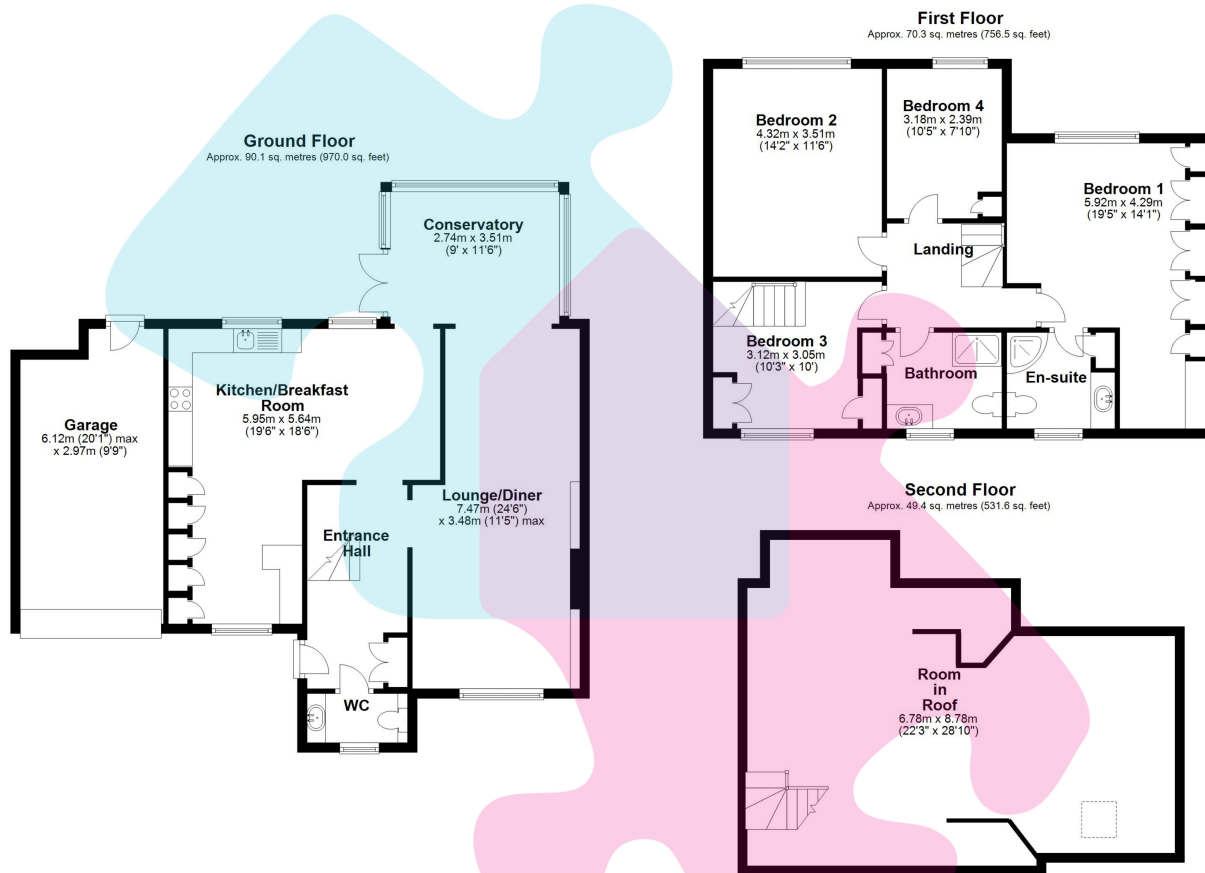
27 Arundel Road, CAMBERLEY, Surrey GU15 1DL

PRICE £625,000 Freehold

Jigsaw Estates are proud to offer this extended semi detached home, located on the extremely popular Arundel Road of Camberley. The property has been sympathetically extended and refurbished over recent years as you will see from the photos. Accommodation comprises four bedrooms with the large main bedroom incorporating a full line of built in wardrobes and an en-suite shower room. The other three bedrooms are of a decent size and as a bonus there is a staircase from bedroom three leading up to the loft room which is huge and with velux windows, radiator heating and ample eaves storage (please note there are no building regulation approvals for this loft room currently).

Downstairs there is an inviting reception hall with a refitted cloakroom. Leading from the hall there is the double aspect living/dining room with engineered oak flooring and this then flows into the conservatory. This then wraps around into the beautifully appointed and refitted kitchen/breakfast room with it's full range of built in appliances.





Total area: approx. 209.8 sq. metres (2258.1 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes the Garage and the Room in the roof.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

- EXTENDED SEMI DETACHED HOME
- MAIN BEDROOM IS APPROX 19FT X 14FT & EN-SUITE SHOWER ROOM
- LOFT ROOM APPROX 28FT X 22FT (PLEASE NOTE THERE IS NO BUILDING REGULATION APPROVAL FOR THIS AREA)
- APPROACHING 0.2 ACRE PLOT WITH TIERED GARDEN LEADING TO WOODLAND AREA
- LARGE LIVING/DINING ROOM FLOWING INTO
- FOUR BEDROOMS (3 DOUBLES AND A GENEROUS SINGLE BEDROOM)
- MAIN SHOWER ROOM
- REFITTED KITCHEN/BREAKFAST ROOM
- DRIVEWAY FOR TWO CARS PLUS GARAGE
- IN EXCESS OF 2000 SQ FT ACCOMMODATION (INCLUDING GARAGE AND LOFT ROOM)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	70	82
England, Scotland & Wales		
	EU Directive 2002/91/EC	

