



## Potten Close, Camberley, Surrey GU15 3DE

Offers in Excess of £600,000 Freehold

Jigsaw Estates are excited to present to the market this incredibly well presented and very spacious end of terrace town house built by Cala homes and situated in a private cul-de-sac with walking distance to Camberley town centre and train station.

The property is designed to a high specification throughout and accommodation is arranged over three floors with the ground floor offering a large formal living room and an open plan, all encompassing kitchen/breakfast/family room with doors onto the garden. The kitchen area offers a range of integrated appliances and there is a breakfast bar with seating as well as space for a dining table and sofas. Upstairs on the first floor there are three bedrooms with an ensuite to bedroom two and a family bathroom. The luxurious principle bedroom can be found on the second floor and offers a contemporary en-suite shower room.

Outside there is a fully landscaped garden with a patio area and steps up to an area of artificial lawn which also has an fantastic undercover seating area with outside power and electric heater. Perfect for entertaining and enjoying those long summer evenings! To the front of the property there is a driveway for one car with another undercover carport space also offered with the property.

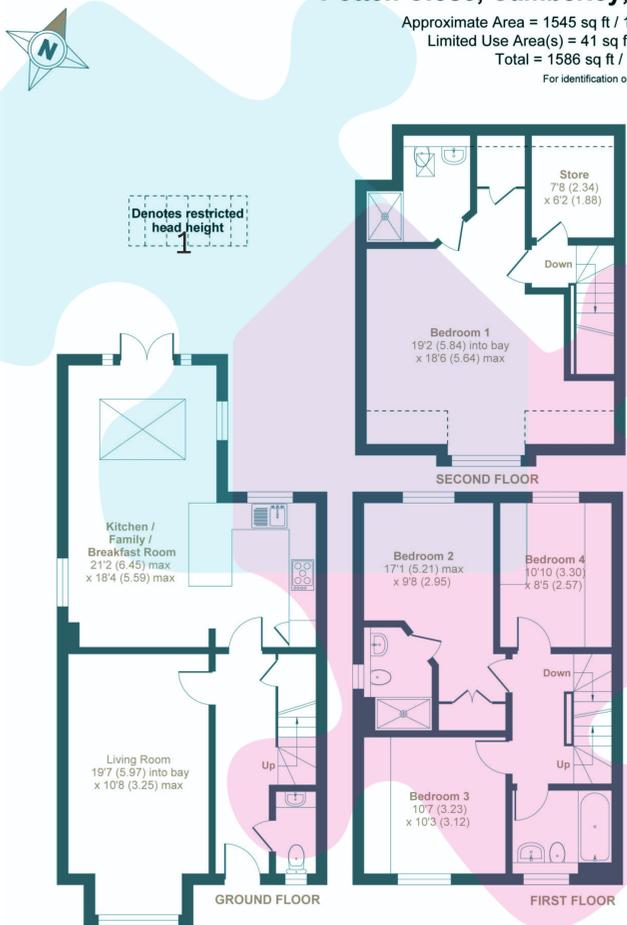
The town centre offers a wide array of shops, restaurants and bars as well as a Vue cinema and bowling complex. For the keen walkers and runners there is Barossa Common less than a mile away which offers thousands of acres of woodland walks stretching all the way across Swinley Forest towards Bracknell.

COUNCIL TAX BAND- E



**Potten Close, Camberley, GU15**

Approximate Area = 1545 sq ft / 143.5 sq m  
 Limited Use Area(s) = 41 sq ft / 3.8 sq m  
 Total = 1586 sq ft / 147.3 sq m  
 For identification only - Not to scale



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

- FOUR BEDROOM TOWN HOUSE
- OVER 1500 SQUARE FEET OF ACCOMMODATION
- CLOAKROOM
- LANDSCAPED GARDEN WITH UNDERCOVER SEATING AREA
- TOWN CENTRE LOCATION
- STUNNING OPEN PLAN KITCHEN/BREAKFAST/ FAMILY ROOM
- TWO EN-SUITE SHOWER ROOMS & FAMILY BATHROOM
- SEPARATE LIVING ROOM
- OFF STREET PARKING FOR 2 CARS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>93</b>
(81-91)	<b>B</b>	<b>85</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		
England, Scotland & Wales		EU Directive 2002/91/EC

