



Hope Fountain, CAMBERLEY, Surrey GU15 1JF

PRICE £850,000

Jigsaw Estates are proud to present to the market this well presented detached family home situated in an exclusive cul-de-sac within close proximity of some excellent local schools and within easy reach of both Frimley village and Camberley town centre.

Accommodation is approaching 2500 square feet and arranged over three floors and comprises of a large living room, dining room and an 18ft kitchen/breakfast room with a range of built in appliances. The reception spaces are all accessed off of the welcoming entrance hall which also has the stairs to the first floor landing. There are four generous bedrooms on the first floor as well as a re-fitted family bathroom and en-suite to bedrooms two and three. The principle bedroom is on the second floor which also has its own large en-suite bathroom with separate shower. There is also a walk in airing cupboard on the top floor.

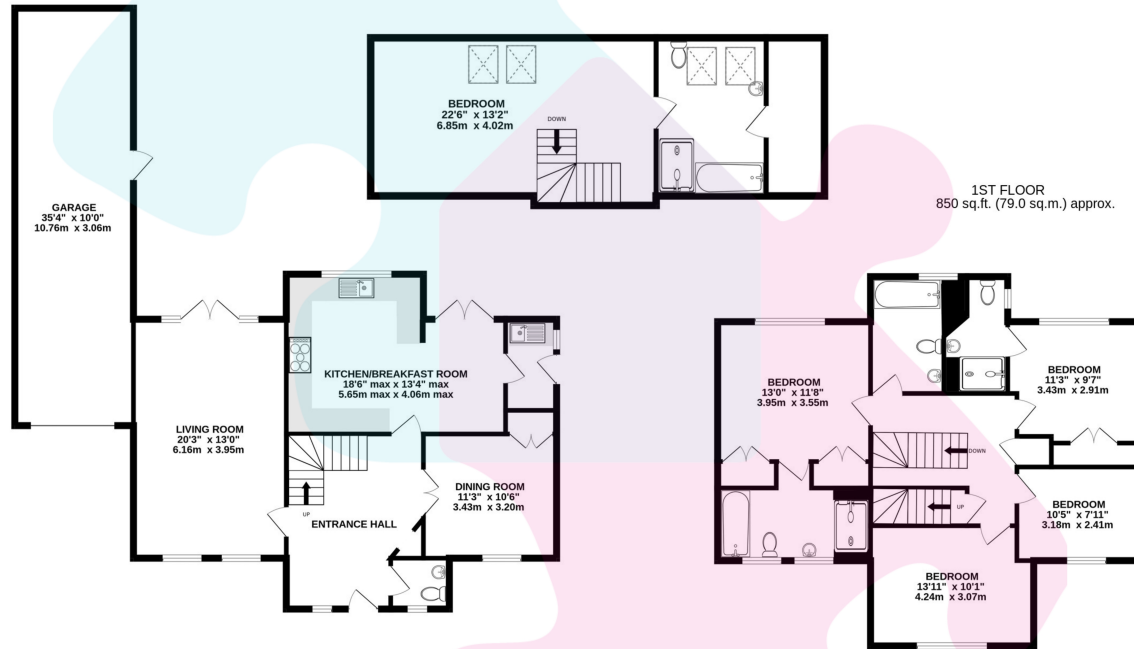
Further benefits include a utility room, downstairs cloakroom and gas central heating with a pressurised system. The property is also double glazed.

Outside to the rear there is an enclosed garden with patio seating areas with the remainder of the garden mainly laid to lawn. There is also access into the double length garage from the garden. To the front of the property the driveway offers parking for up to four cars.



GROUND FLOOR
1179 sq.ft. (109.6 sq.m.) approx.

2ND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 2483 sq.ft. (230.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- FIVE BEDROOMS
- 20FT LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- TWO ENSUITES
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL SCHOOLS

- ACCOMMODATION APPROACHING 2500 SQUARE FEET
- DINING ROOM
- LARGE ENTRANCE HALL
- RE-FITTED FAMILY BATHROOM
- TANDEM LENGTH GARAGE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

