



15 Green Hill Road, CAMBERLEY, Surrey GU15 1PF

OFFERS IN EXCESS OF £1,000,000

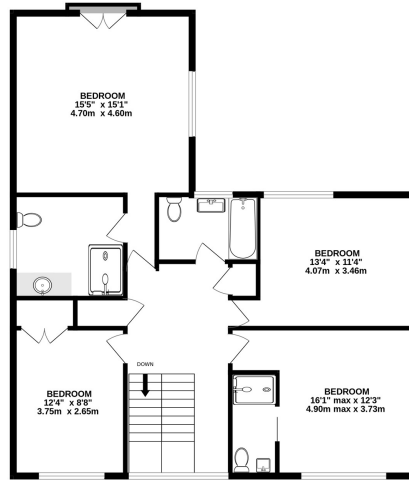
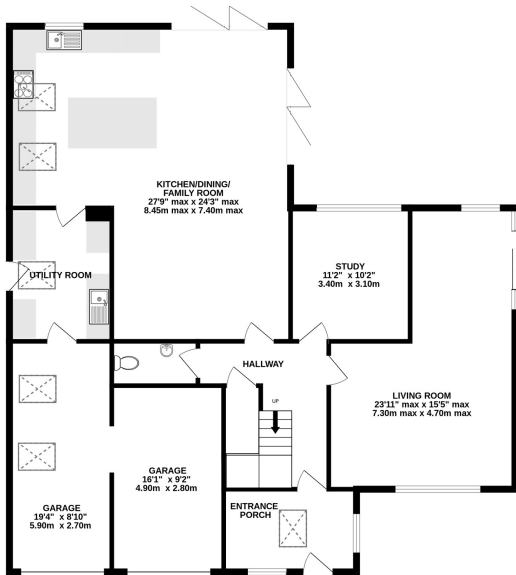
Jigsaw Estates are proud to offer this stunning and spacious detached home, occupying a plot approaching 0.3 acre in the very popular Copped Hall area of Camberley. The present owners advise us they extended the property along with re-wiring and heating upgrades in 2017 and when you step inside you will not be disappointed. To the front of the house the hall has been extended to create a light and spacious area with a skylight window. Moving along there is a triple aspect formal living room and a separate study/family room. Then we move into the serious 'wow factor' which is the all encompassing kitchen/dining/living room with skylights, partial underfloor heating, two sets of bi-fold doors leading out onto the garden, island unit and is just perfect for families. There is also a large utility room again with skylights and gives internal access to the double garage. Upstairs you are greeted by a generous landing with doors onto the four bedrooms, all of which are doubles and the principal bedroom has a vaulted ceiling, Juliette style balcony and a generously sized en-suite shower room.

To the front there is driveway parking for several vehicles (with potential to create more space) and a double garage. The garden spans right across the rear and to the side creating ample opportunity to



GROUND FLOOR
1697 sq.ft. (157.6 sq.m.) approx.

1ST FLOOR
1059 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA : 2755 sq.ft. (256.0 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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- PLOT APPROACHING 0.3 ACRE
- FURTHER POTENTIAL TO EXTEND TO THE SIDE AND REAR SUBJECT TO THE USUAL PERMISSIONS
- EXTENDED AND REFURBISHED IN 2017 BY THE CURRENT SELLERS
- LIVING ROOM & SEPARATE STUDY/FAMILY ROOM
- DOUBLE GARAGE & DRIVEWAY FOR SEVERAL VEHICLES
- EXTENDED HALL WITH SKYLIGHT WINDOW
- ALL ENCOMPASSING KITCHEN/DINING/FAMILY ROOM WITH BIFOLD DOORS ONTO REAR GARDEN
- FOUR DOUBLE BEDROOMS
- TWO EN-SUITE SHOWER ROOMS & FAMILY BATHROOM
- MAIN BEDROOM WITH VAULTED CEILING & JULIETTE BALCONY
- LARGE REAR GARDEN INCLUDING CABIN WITH BI-FOLD DOORS
- LARGE UTILITY ROOM WITH VAULTED CEILING

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		
England, Scotland & Wales	EU Directive 2002/91/EC	

