



## Bentley Copse, CAMBERLEY, Surrey GU15 1DY

PRICE £800,000

Jigsaw Estates are excited to present to the market this beautifully presented detached family home situated at the end of a cul-de-sac on the popular Amber Hill development. The property boasts a larger than average plot with a large driveway and a generous sunny aspect rear garden.

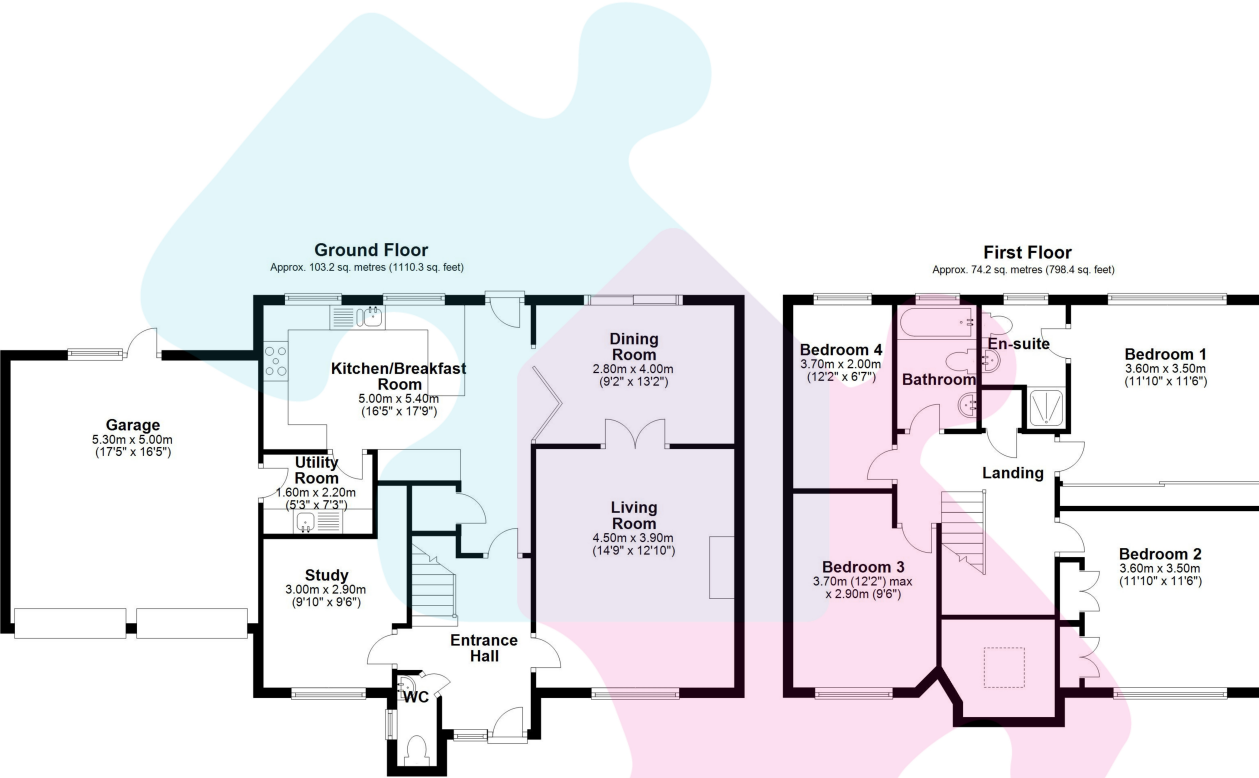
Accommodation comprises four bedrooms, a study, living room, dining room and re-fitted kitchen/breakfast room with underfloor heating. Further benefits include a cloakroom, utility room, en-suite shower room to bedroom one and family bathroom. The property has Upvc double glazing and gas central heating. There is a double garage with light & power and potential to extend (S.T.P.P)

As mentioned, the rear garden is of a sunny aspect and has a large patio area with additional decking making it an ideal space for entertaining. The rest of the garden has been landscaped with artificial lawn and flower & shrub borders. To the front of the property the driveway can hold at least 5-6 cars.

The property is located within walking distance of some of the areas most sought after schools including Tomlinscote & Ravenscote. You are also only a short drive from Camberley town centre and train station. For the keen golfers you have both Pine Ridge and Camberley Heath Golf Clubs within a mile of the house and Frimley Fuel allotments are also less than a mile away and are a great place for dog walkers.

**Jigsaw**  
Estates Limited

- FOUR BEDROOMS
- LANDSCAPED REAR GARDEN
- KITCHEN/BREAKFAST ROOM
- EN-SUITE & BATHROOM
- LARGE DRIVEWAY
- UNDERFLOOR HEATING IN KITCHEN
- GENEROUS PLOT
- THREE RECEPTION ROOMS
- UTILITY ROOM
- DOUBLE GARAGE
- CLOSE TO LOCAL SCHOOLS



Total area: approx. 177.3 sq. metres (1908.7 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>83</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 