



Pentewan, Pine Avenue, CAMBERLEY, CAMBERLEY, Surrey

OFFERS IN REGION OF £1,250,000

*** ANNEXE FACILITY IN PLACE *** Jigsaw Estates are extremely excited to present to the market this beautifully presented detached family home occupying a plot of approx 0.3 of an acre and set behind a secure gated driveway and situated in one of Camberley's premier roads within walking distance of the town centre and local schools.

The property has very flexible accommodation measuring in excess of 3500 sq ft and the first floor can be accessed from two separate sets of stairs. Current total accommodation comprises five bedrooms, living room, family room, study and open plan re-fitted kitchen/dining room. Further benefits include a re-fitted wet room and separate W.C to the master bedroom, further en-suite facilities to bedrooms two and three, utility room and cloakroom.

Outside to the rear there is a sunny and private rear garden with large patio area and to the front there is a driveway accessed via electric gates, a double garage with power and light and further timber framed garage to the side of that. Viewings are highly recommended.

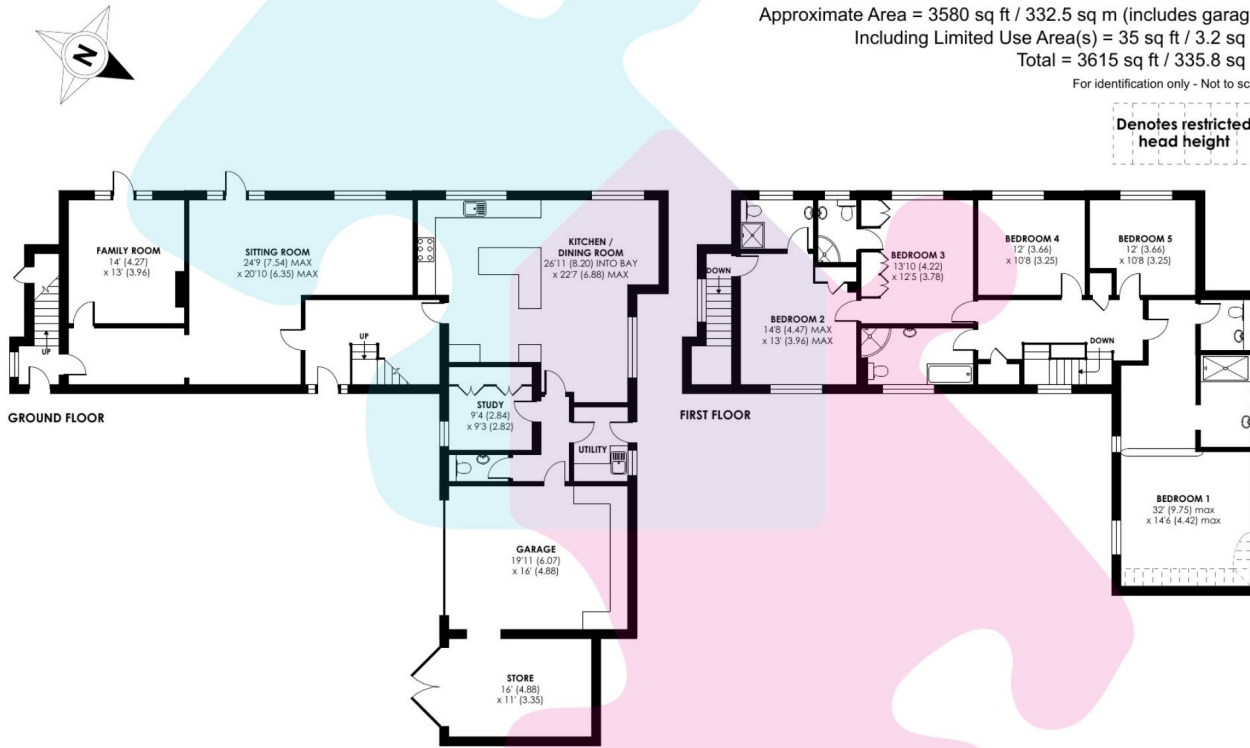


PENTEWAN, PINE AVENUE, CAMBERLEY, GU15

Approximate Area = 3580 sq ft / 332.5 sq m (includes garage)
 Including Limited Use Area(s) = 35 sq ft / 3.2 sq m
 Total = 3615 sq ft / 335.8 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for nichecom. Jigsaw Estates Ltd REF: 1013810

- 0.30 OF AN ACRE
- TWO FURTHER RECEPTIONS
- TRIPLE GARAGE
- LARGE KITCHEN/DINING/FAMILY ROOM
- CLOSE TO TOWN CENTRE
- CLOSE TO LOCAL SCHOOLS
- ANNEXE FACILITY (CURRENTLY HAS BEDROOM, SHOWER ROOM & LIVING ROOM)
- FIVE BEDROOMS
- GATED DRIVEWAY
- SECLUDED REAR GARDEN
- PREMIER ROAD IN CAMBERLEY
- OVER 3500 SQ FT OF ACCOMMODATION

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	73	81
	EU Directive 2002/91/EC	

