



Crawley Ridge, CAMBERLEY, Surrey GU15 2AJ

Offers in Excess of £1,000,000 Freehold

Jigsaw Estates are excited to present to the market this beautifully presented detached family home being one of only two properties accessed via gates and situated in one of Camberley's most sought after non estate locations.

Accommodation comprises five reception rooms including a double aspect living room, kitchen/breakfast room, family room, dining room, play room & study. On the first floor there are four double bedrooms with the primary bedroom having its own re-fitted en-suite shower room which has been fitted to an extremely high standard. Further benefits include a downstairs cloakroom, utility room and family bathroom. The double garage offers power and light and can be accessed directly from the house and also has an electric up and over door.

Outside to the rear there is a secluded garden with patio area as well as a decked seating and BBQ area. There is side access round to the front of the property. To the front there is a large block paved driveway which is accessed via electric gates. The property also offers potential to further extend the property to the rear (subject to obtaining the correct planning permissions).

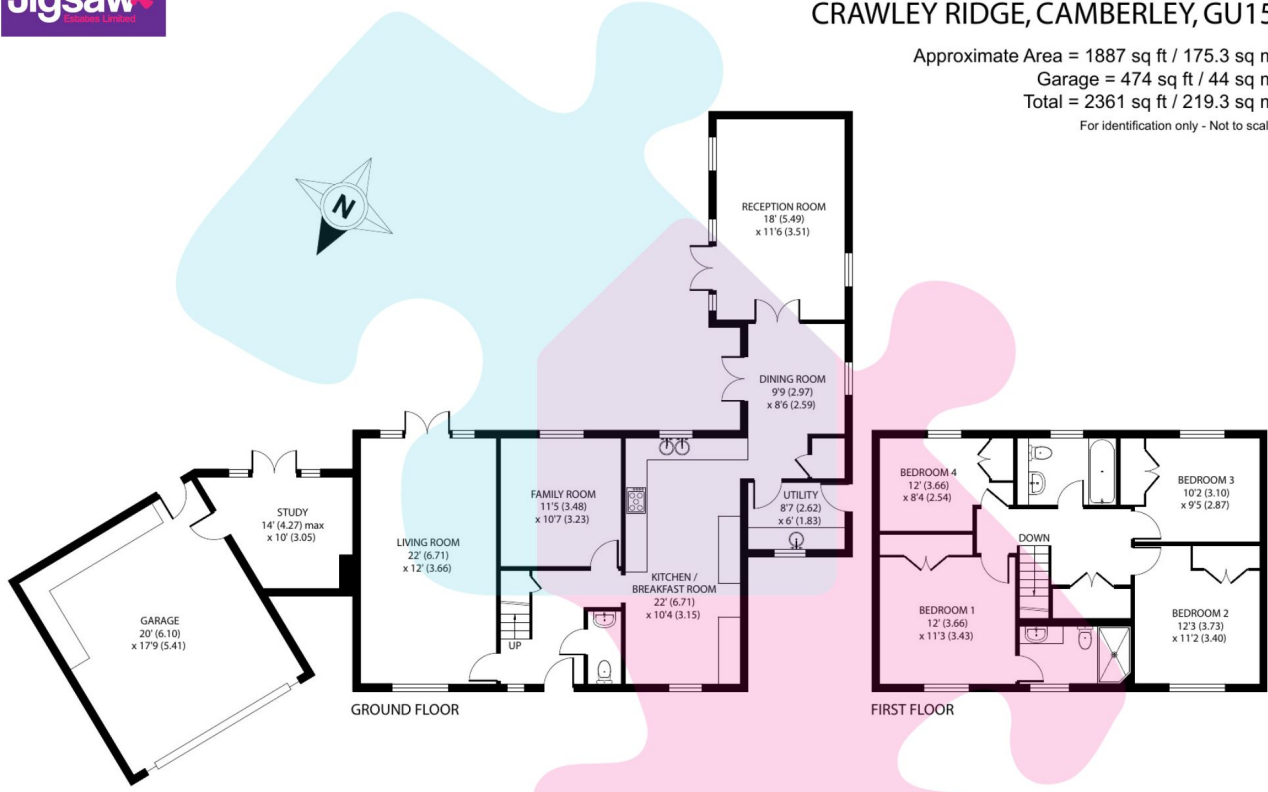
The property is ideally positioned for a number of local schools including Crawley Ridge Junior & Infants, & Collingwood College. Camberley is ideally situated thirty-five miles southwest of central London on the A30 and within easy access of junctions 3 & 4 of the M3 motorway. There are regular trains from London to Camberley and fast trains from Farnborough to



- GATED DRIVEWAY
- FOUR BEDROOMS
- STUNNING EN-SUITE SHOWER ROOM
- DOUBLE GARAGE WITH ELECTRIC DOOR
- HIGHLY SOUGHT AFTER LOCATION
- FLINT FRONTED DETACHED FAMILY HOME
- FIVE RECEPTION ROOMS
- FAMILY BATHROOM & CLOAKROOM
- SECLUDED REAR GARDEN
- EXCELLENT LOCAL SCHOOLING

CRAWLEY RIDGE, CAMBERLEY, GU15

Approximate Area = 1887 sq ft / 175.3 sq m
 Garage = 474 sq ft / 44 sq m
 Total = 2361 sq ft / 219.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	82
(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	



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: 1054902