



Saddleback Road, CAMBERLEY GU15 4BT

PRICE £425,000

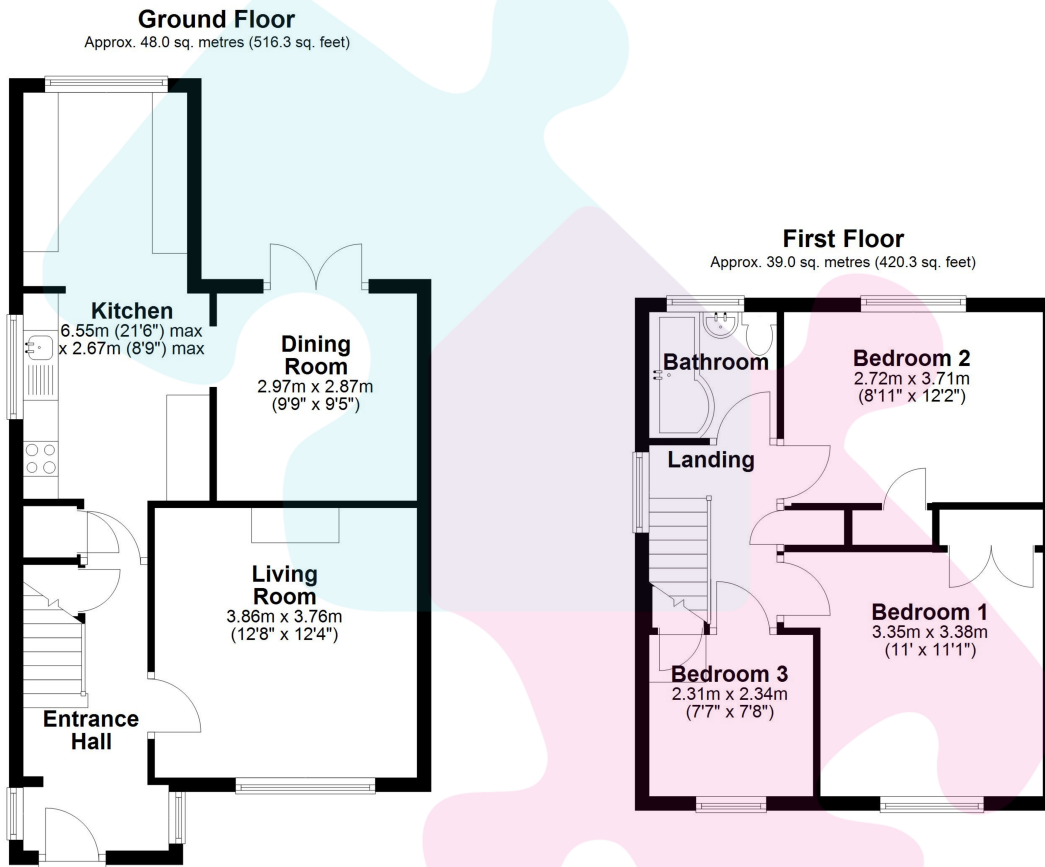
WOODLAND WALKS ON YOUR DOORSTEP! Jigsaw Estates are please to present to the market this extended semi detached home situated in a quiet residential road within walking distance to local schools and also within a stones throw of Barossa Common which leads into Swinley Forest.

The larger than average entrance hall leads on to your accommodation which comprises three bedrooms, a living room, extended kitchen/breakfast room and a formal dining room with double doors leading to the garden. Further benefits include a re-fitted family bathroom, gas central heating and Upvc double glazing. Outside to the rear there is a large sunny aspect garden with a generous patio area and side access. The rest of the garden is mainly laid to lawn. To the front of the property there is a large driveway offering parking for a number of cars.

The property is situated within easy access to Camberley town centre and train station and as mentioned previously it is within walking distance within local schools including Collingwood College. Perhaps the jewel in the crown is the fact you are only a few minutes walk from the entrance to Barossa Common which offers hundreds of acres of heathland and you can actually walk all the way over to the Lookout at Bracknell!!

Council Tax band - D





Total area: approx. 87.0 sq. metres (936.6 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.

- THREE BEDROOMS
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- TWO RECEPTION ROOMS
- LARGE REAR GARDEN
- SITUATED ON THE EDGE OF BAROSSA FOREST
- CLOSE TO CAMBERLEY TOWN CENTRE AND TRAIN STATION
- EXTENDED KITCHEN/BREAKFAST ROOM
- LARGE DRIVEWAY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	71	84
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

