



**Seymour Drive, CAMBERLEY, Surrey GU15 1LE**

**PRICE £625,000 Freehold**

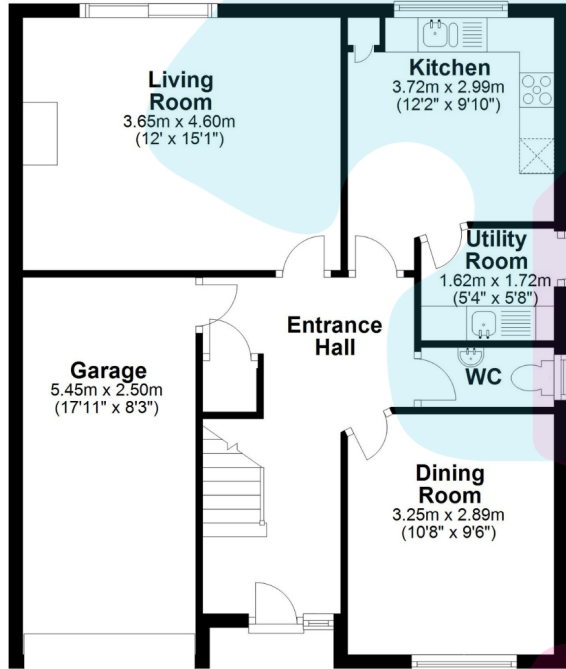
Jigsaw Estates are pleased to offer this attractive detached property situated on the popular Wellington Park development and within walking distance of Crawley Ridge Infants and Juniors and Collingwood Secondary College and Sixth form. Accommodation comprises four double bedrooms (three of which have built in wardrobes) and the main bedroom has a refitted en-suite shower room. There is also a stylishly refitted family bathroom. Downstairs there is a front aspect dining room, rear aspect living room with sliding doors onto the private and westerly facing garden. There is also the kitchen with breakfast bar, built in double oven and dishwasher which also leads onto the utility room. Other benefits include a cloakroom and the current owners have recently replaced the boiler/heating system and replaced the majority of windows to UPVC double glazing.



- POPULAR WELLINGTON PARK DEVELOPMENT
- FOUR BEDROOMS (THREE WITH BUILT IN WARDROBES)
- REFITTED EN-SUITE SHOWER ROOM
- KITCHEN WITH UTILITY ROOM
- DRIVEWAY FOR FOUR VEHICLES AND GARAGE
- DETACHED HOME
- REFITTED BATHROOM
- LIVING ROOM & DINING ROOM
- CLOAKROOM
- WESTERLY FACING GARDEN WITH HIGH DEGREE OF PRIVACY

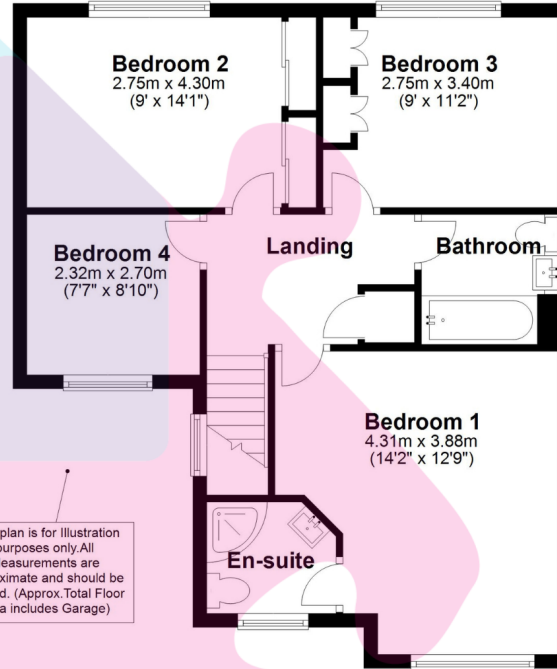
### Ground Floor

Approx. 69.5 sq. metres (747.8 sq. feet)



### First Floor

Approx. 59.7 sq. metres (642.2 sq. feet)



Floorplan is for illustration purposes only. All Measurements are approximate and should be verified. (Approx. Total Floor Area includes Garage)

Total area: approx. 129.1 sq. metres (1390.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

