



Fairway Heights, CAMBERLEY, Surrey GU15 1NJ

OFFERS IN EXCESS OF £500,000

Jigsaw Estates are excited to offer this excellently presented, link detached home located in a corner position of a small cul-de-sac. The current owner has maintained the property to a high standard and you won't be disappointed!

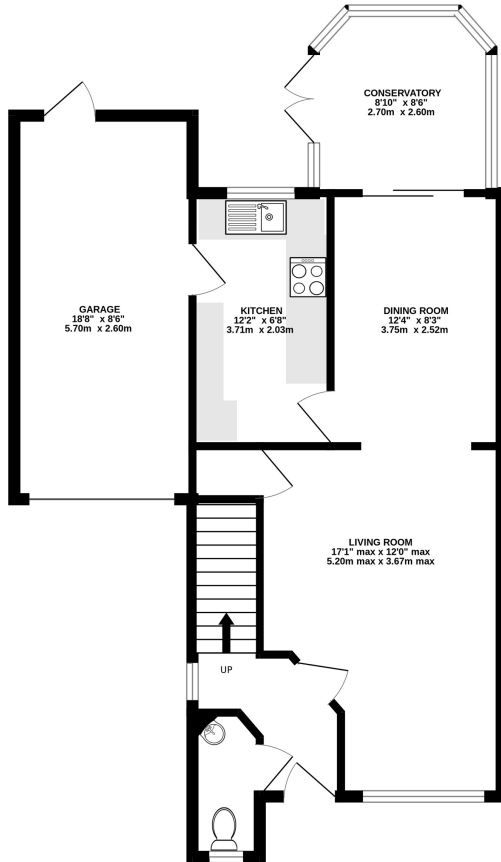
In terms of accommodation there are three bedrooms (two doubles and a single), a stylish refitted ensuite shower room and a family bathroom. Downstairs there is the front aspect living room with wood flooring which flows into the dining room. This in turn leads into the UPVC conservatory with doors into the garden. The refurbished kitchen has a breakfast bar area and direct access into the garage.

As you can see from the photos, the garden has been the pride and joy for the seller. It is of a south facing orientation and has various flower and shrub borders, along with a patio which is perfect for sitting and enjoying the view. There is access to the garage and side access leading to the driveway.

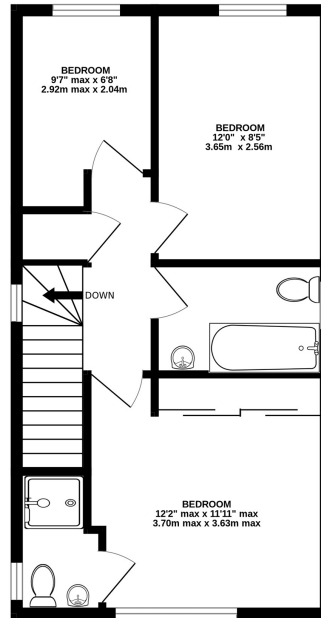
COUNCIL TAX BAND - E

Jigsaw
Estates Limited

GROUND FLOOR
687 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- IMMACULATELY PRESENTED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- SOUTHERLY FACING GARDEN
- DRIVEWAY AND GARAGE
- AMTICO FLOORING, UPVC DOUBLE GLAZING & NEW COMPOSITE FRONT DOOR

- CORNER POSITION IN A SMALL CUL-DE-SAC
- REFITTED EN-SUITE SHOWER ROOM & MAIN BATHROOM
- CONSERVATORY
- REFURBISHED KITCHEN
- CLOAKROOM

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	74	
(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

