



## Longford Close, CAMBERLEY, Surrey GU15 2NE

PRICE £1,250,000 Freehold

Jigsaw Estates are excited to present to the market this substantial and much improved detached family home situated in one of Camberley's premier locations in a leafy & quiet no through road.

The property is within easy reach of Camberley town centre and train station and also provides easy access to a number of local schools. There is also easy access to Junction 4 of the M3 and Frimley Park Hospital is also only a few miles away.

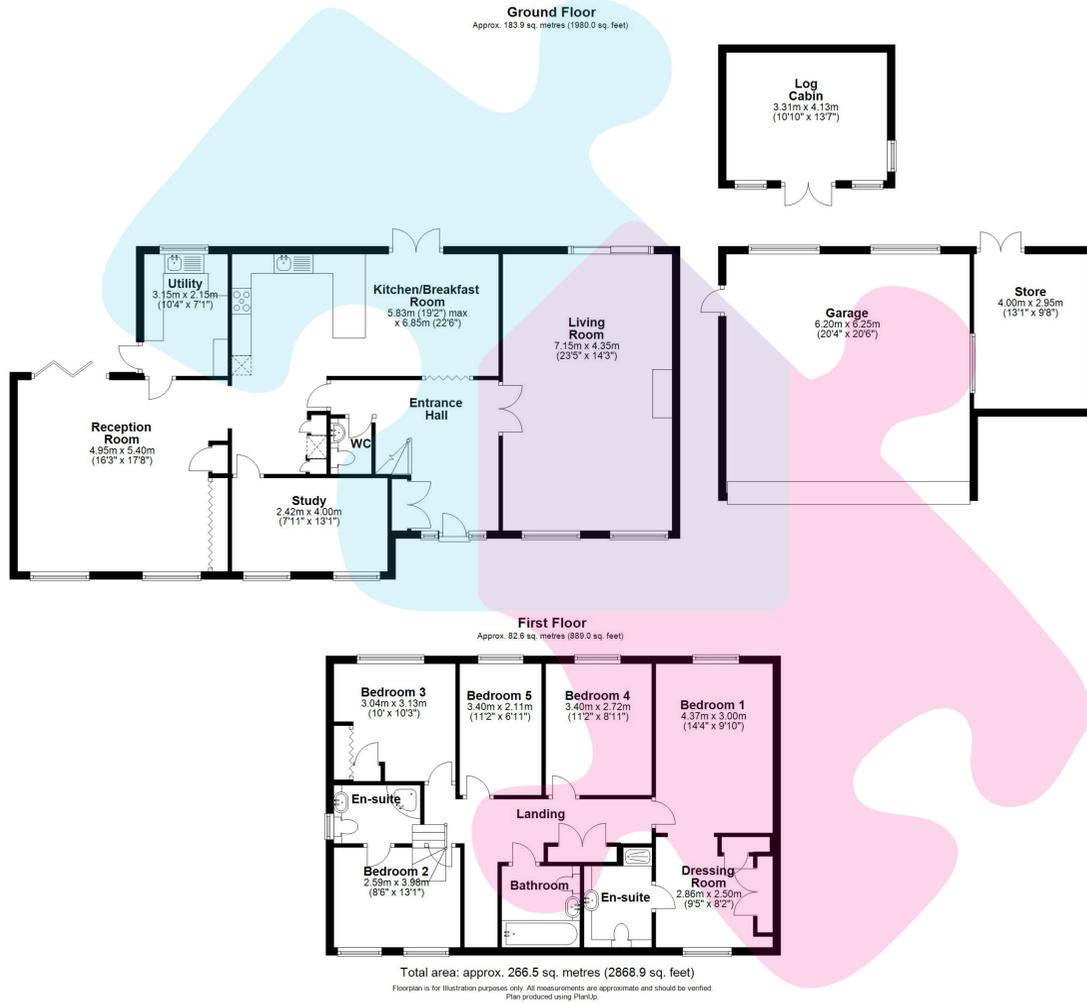
The current owners have made significant improvements and renovations to the property including, landscaping the plot, and installing smart home technology for lighting, heating and entertainment systems. These include the 'Smart Home Assistant Switch'- one switch to do lights/music/garage doors/blinds etc & speakers set into the ceiling. Accommodation comprises five bedrooms, three large reception rooms and a stunning open plan kitchen/breakfast/dining room with integrated NEFF appliances & Franke hot water tap.

Further benefits include a grand entrance hall, ensuite and dressing room to Bedroom one, further ensuite to bedroom two, family bathroom, cloakroom and large utility room.

Outside to the rear the entire garden has been landscaped with a large patio running the entire width of the house with seating areas at both ends. There are steps up the the higher level tiers which are laid with artificial lawn with inset outdoor lighting and enclosed with mature hedge borders. There is a garden office with light, power & CAT5 wired connection from the house and also access to the front of the property via a side gate and access to an outside store.

To the front of the property there is a large shingled driveway accessed via Pinemount Road. The detached double garage has an electric door and offers power and light. There rest of the frontage is landscaped with artificial lawn and a variety of mature flower and shrub borders with steps





- FIVE BEDROOMS
- LARGE ALL EN-COMPASSING KITCHEN/BREAKFAST/DINING ROOM
- TWO ENSUITE FACILITIES
- LANDSCAPED AND BEAUTIFULLY PRESENTED GARDEN
- LARGE DRIVEWAY
- OUTSIDE OFFICE WITH POWER
- THREE RECEPTION ROOMS
- UTILITY ROOM
- DRESSING AREA TO BEDROOM ONE
- PREMIER LOCATION IN CAMBERLEY
- DETACHED DOUBLE GARAGE & WORKSHOP

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | 74                      | 82        |
|   |          | EU Directive 2002/91/EC |           |

