



6 Eliot Close, CAMBERLEY, Surrey GU15 1LW

OFFERS IN EXCESS OF £650,000

Jigsaw Estates are pleased to offer this detached property nestling within a small cul-de-sac on the extremely sought after Wellington Park development of Camberley. Accommodation comprises four bedrooms (three doubles all with built in wardrobes and one single), the main bedroom has an en-suite shower room and there is of course the family bathroom.

Downstairs there is a welcoming reception hall, cloakroom, internal door to the garage, front aspect dining room, refitted kitchen, re-fitted utility room, large lounge which then flows into the generously sized conservatory giving the full view of the garden. The established garden is beautiful and has an array of rose bushes, other hedge and flower borders, shed, further covered storage area, patio and side access. The driveway offers parking for several vehicles and leads to the single garage.

The sellers have found a property to purchase so call Jigsaw Estates today to book in your viewing.

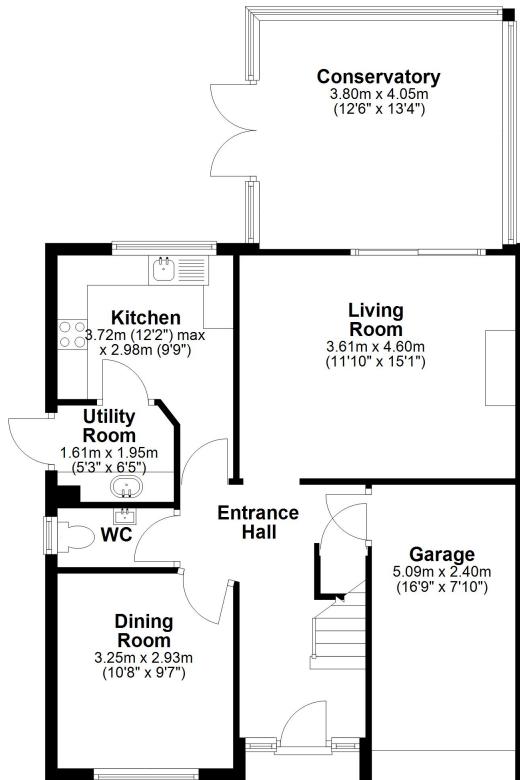
COUNCIL TAX BAND - F



- QUIET CUL-DE-SAC LOCATION
- EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- CONSERVATORY
- CLOAKROOM
- DRIVEWAY & GARAGE
- FOUR BEDROOMS
- TWO RECEPTIONS
- REFITTED KITCHEN & UTILITY ROOM
- BEAUTIFUL & PRIVATE GARDEN
- SOUGHT AFTER WELLINGTON PARK DEVELOPMENT

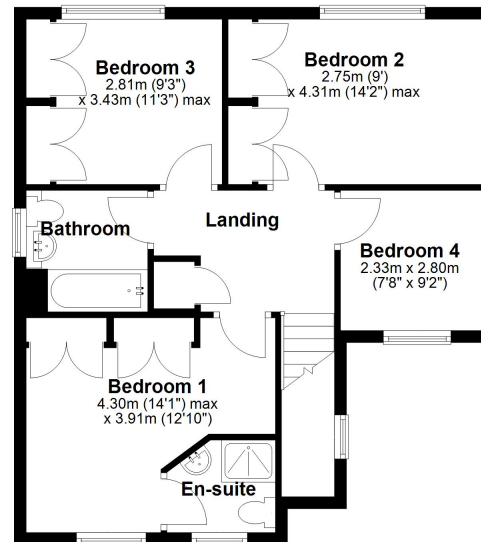
Ground Floor

Approx. 79.8 sq. metres (859.3 sq. feet)



First Floor

Approx. 56.2 sq. metres (605.1 sq. feet)



Total area: approx. 136.0 sq. metres (1464.3 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

