



## 12b Copped Hall Way, CAMBERLEY, Surrey GU15 1PA

OFFERS IN EXCESS OF £1,000,000

\*\*\*NO ONWARD CHAIN\*\*\*

Jigsaw Estates are proud to offer this unique detached family home which has been recently refurbished to a very high standard. The property sits centrally within the Copped Hall area of Camberley which is very popular with families due to the range of schools on offer. In terms of accommodation the property comprises five bedrooms with all having built in wardrobes (except the 5th bedroom), refitted en-suite bath and shower room to the principle bedroom, refitted en-suite shower room to the second bedroom, in addition to the refitted family bath and shower room.

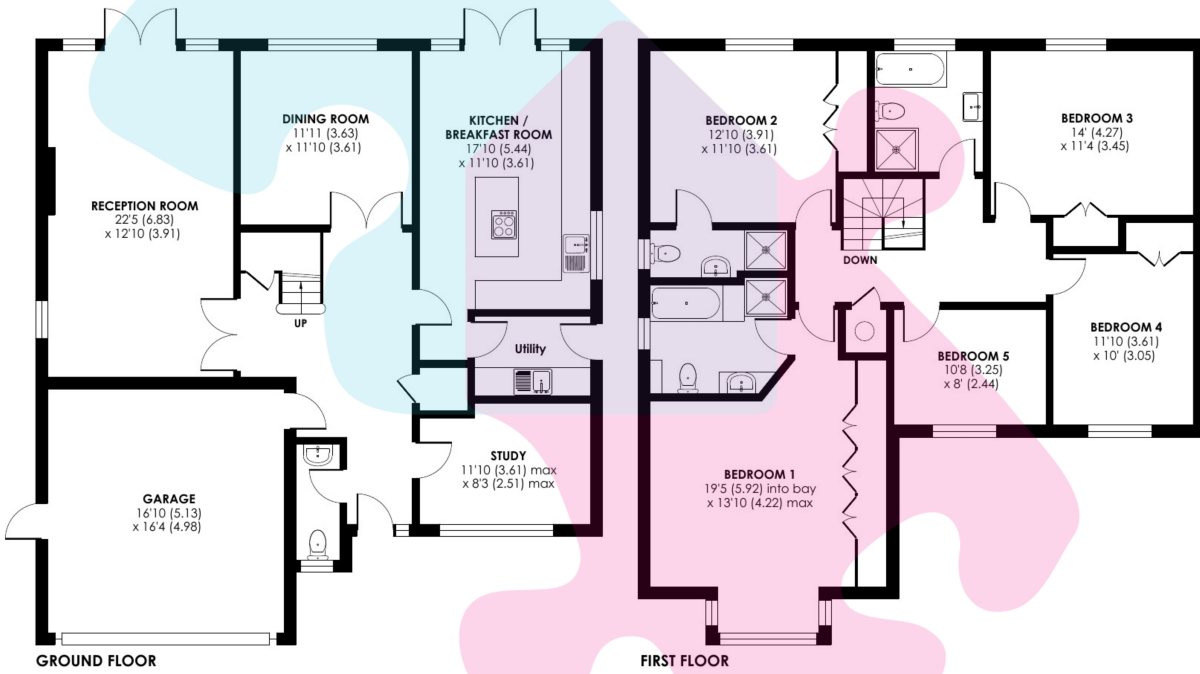
To the ground floor there is the fabulous reception hall which spans off to all three formal reception rooms, including the front aspect study, living room with it's new marble fireplace and the formal dining room. The kitchen/dining room has been refitted to a high standard with quartz stone worktops, range of Neff built in appliances and a Quooker boiling water tap. As if this wasn't enough the owners adopted the same finish within the utility room along with a water softener and filter tap.



## Copped Hall Way, Camberley, GU15

Approximate Area = 2231 sq ft / 207.2 sq m  
 Garage = 275 sq ft / 25.5 sq m  
 Total = 2506 sq ft / 232.7 sq m

For identification only - Not to scale



- \*\*\*\*\*NO ONWARD CHAIN\*\*\*\*\*
- RECENTLY REFURBISHED TO A VERY HIGH SPECIFICATION
- REFITTED FAMILY BATHROOM & TWO REFITTED EN-SUITES WITH GROHE FITTINGS
- REFITTED KITCHEN WITH QUARTZ WORKTOPS, NEFF INTEGRATED APPLIANCES & QUOOKER TAP
- WELL SCREENED, MATURE PRIVATE GARDEN WITH DECKING AND PATIO AREA
- APPROX 2500 SQ FEET
- FIVE BEDROOMS
- THREE FORMAL RECEPTION ROOMS
- LARGE RECEPTION HALL
- DOUBLE INTERNAL GARAGE & DRIVEWAY FOR SEVERAL VEHICLES

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>		67	78
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for nichecom. Jigsaw Estates Ltd REF: 1092055