



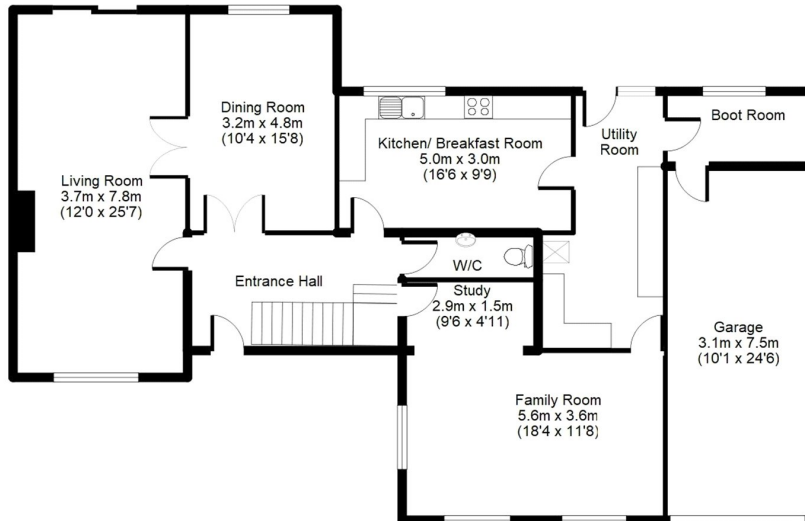
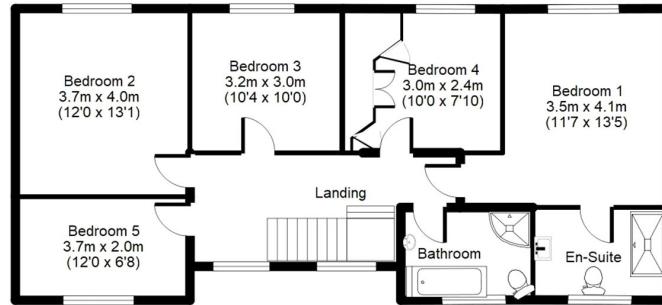
Elsenwood Crescent, CAMBERLEY, GU15 2BA

Offers in Excess of £775,000 Freehold

**\*VIRTUAL TOUR AVAILABLE ON REQUEST\*** A spacious detached family home occupying a generous plot and offering versatile accommodation situated in a quiet residential road within walking distance to Crawley Ridge schools and a short distance from Camberley town centre. Accommodation comprises five generous sized bedrooms, double aspect living room, dining room, kitchen/breakfast room and a family room with study area. In our opinion the accommodation would be ideal if someone was looking for annexe potential as there is a very large utility room accessed from both the kitchen and the family room. Alternatively the layout works ideally for someone looking for a home office or work space. Further benefits include a re-fitted en-suite to bedroom one, re-fitted family bathroom and cloakroom. Outside to the rear is a large and very secluded garden with patio area and side access. To the front of the property there is a driveway offering off street parking for a number of vehicles and access into the garage which can also be accessed from inside the house via the boot room. Viewings are highly recommended.

**Jigsaw**   
Estates Limited

- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- POTENTIAL FOR ANNEXE OR HOME OFFICE/STUDIO
- KITCHEN/BREAKFAST ROOM
- LARGE PLOT
- EN-SUITE TO BEDROOM ONE
- RE-FITTED BATHROOM
- AMPLE OFF STREET PARKING
- WALKING DISTANCE TO LOCAL SCHOOLS
- CLOSE TO CAMBERLEY TOWN



Approx. Total Floor Area:  
211.5 Sq M = 2277 Sq Ft

Floorplan is for illustration purposes only.  
All measurements are approximate and should be verified.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		77
(39 to 54) <b>E</b>	63	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		70
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

