



## 5 Dundaff Close, CAMBERLEY, Surrey GU15 1AF

PRICE £700,000 Freehold

**\*\* PRIME LOCATION, EXCELLENT POTENTIAL TO EXTEND STPP \*\***

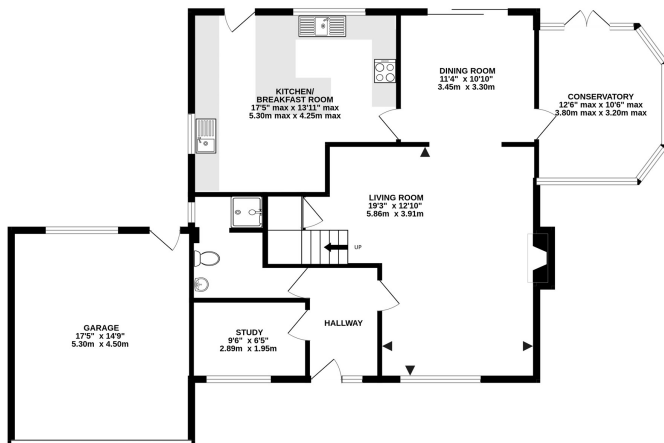
Jigsaw Estates are proud to offer this detached family home situated just off the Springfield Road area of Camberley, close to Camberley Heath Golf Club and of course excellent schooling with Prior Heath School being a stones throw away. Further schools are close by including Crawley Ridge Infants and Juniors, Collingwood Secondary College, Tomlinscote Secondary and Ravenscote Juniors.



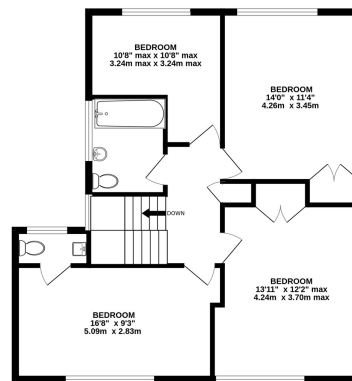
Accommodation comprises four double bedrooms, bathroom plus an en-suite wc to one of the front bedrooms. Downstairs there is a shower/cloakroom, study, 19ft living room, dining room and a conservatory to the side. The kitchen/breakfast room is already a great size, but could be knocked

- EXCELLENT LOCATION CLOSE TO PRIOR HEATH SCHOOL & CAMBERLEY HEATH GOLF CLUB
- APPROX 2000 SQ FT
- THREE RECEPTION ROOMS
- KITCHEN & BREAKFAST ROOM
- POTENTIAL TO EXTEND (SUBJECT TO PERMISSIONS)
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM & DOWNSTAIRS SHOWER/CLOAKROOM
- CONSERVATORY
- DOUBLE WIDTH GARAGE & AMPLE DRIVEWAY PARKING

GROUND FLOOR  
1227 sq.ft. (113.9 sq.m.) approx.



1ST FLOOR  
741 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 1968 sq.ft. (182.8 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

