



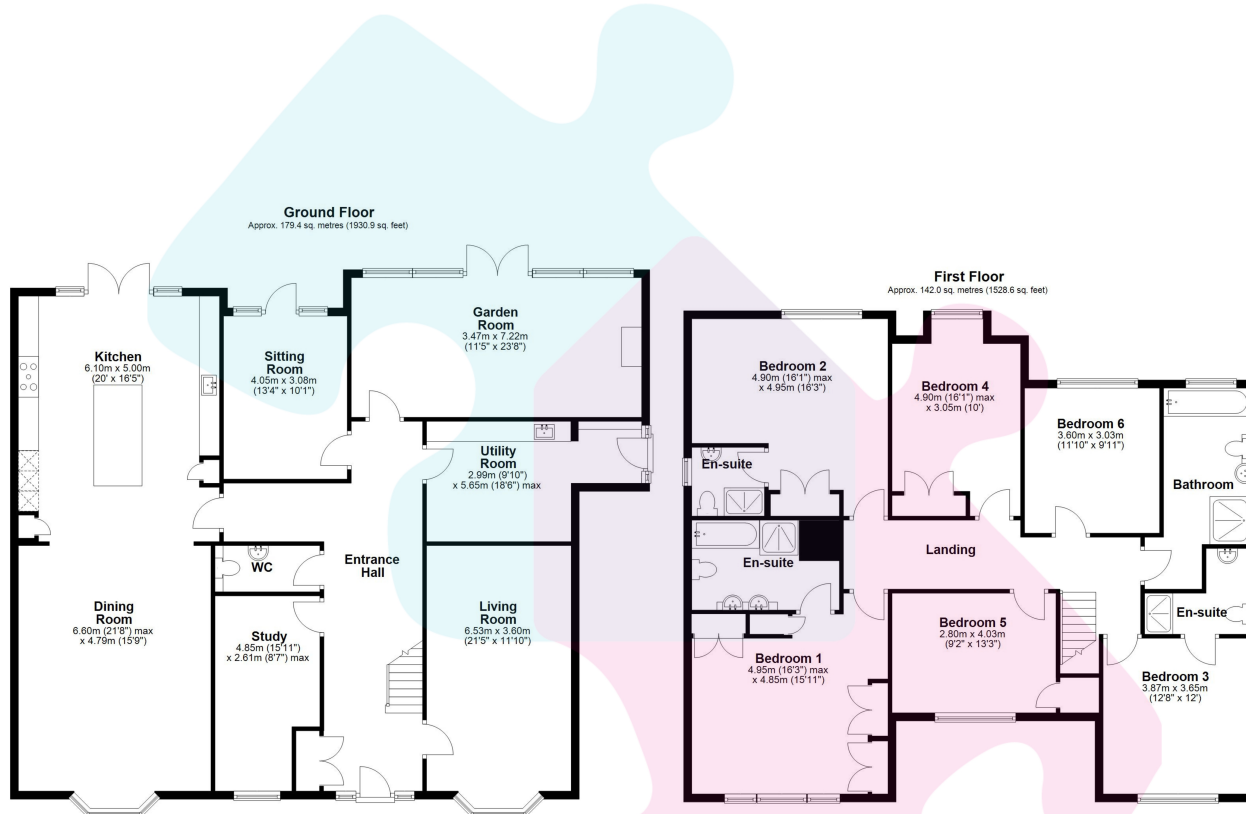
Eliot Close, CAMBERLEY, Surrey GU15 1LW

PRICE £1,000,000 Freehold

Jigsaw Estates are excited to offer this huge, extended detached family home occupying a plot of approx. 0.25 acre, on the ever popular Wellington Park development of Camberley. Accommodation is approaching 3500 sq ft and anyone would be seriously impressed with the sheer space that is on offer for a large family. Upstairs there are six double bedrooms, three of which have en-suites and there is a family bathroom. Downstairs you are greeted by a large reception hall which leads onto the formal living room, study, large utility room and cloakroom. Beyond this there is a cosy sitting room overlooking the garden and then there is a large garden room which is partially vaulted with double doors, again, overlooking the garden. The particular 'wow factor' is the enormous, all encompassing room measuring approximately 41ft x 16ft which incorporates the re-fitted kitchen with an island unit and flows through to the dining area, although this could easily be a living area for any use.

The rear garden is beautifully landscaped, designed for low maintenance. There is a glass balustrade sectioning off raised and levelled patio areas with steps down to a lawned area and various, surrounding paths which are delightful to walk around. To the front there are two entry points to the driveway which





- ACCOMMODATION APPROACHING 3500 SQ FT
- THREE EN-SUITES + FAMILY BATHROOM
- ALL ENCOMPASSING KITCHEN/DINING/FAMILY ROOM IN EXCESS OF 40FT
- LARGE UTILITY ROOM
- POPULAR WELLINGTON PARK DEVELOPMENT

- SIX BEDROOMS
- FOUR/FIVE RECEPTION ROOMS
- APPROX 0.25 ACRE PLOT
- DRIVEWAY FOR AMPLE PARKING
- PROFESSIONALLY LANDSCAPED GARDEN DESIGNED TO ENJOY WITH LOW MAINTENANCE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	76	80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	