



## 38 Wishmoor Road, CAMBERLEY, Surrey GU15 4BY

OFFERS IN EXCESS OF £450,000

Jigsaw Estates are pleased to offer this extended, semi detached home situated in a popular residential location and close to Barossa Common, popular for it's dog walking and mountain biking. The home has been extended to create versatile living accommodation downstairs. For instance, not only is there the original living room to the front with its wood burning stove, but the kitchen has been extended to create a breakfast area and provides double doors out onto the garden. The rear extension has also provided a generous study/family room again with double doors onto the patio. The side extension has given the all important utility room and separate cloakroom! Upstairs there are three bedrooms (two doubles and a single) and a family bathroom.

To the outside there is a driveway providing parking for several vehicles, which then leads down the side and into the garden. The garden is east facing, has a patio area, vegetable patch and a large detached timber built shed.

We look forward to hearing from you as we anticipate a lot of interest in this property!

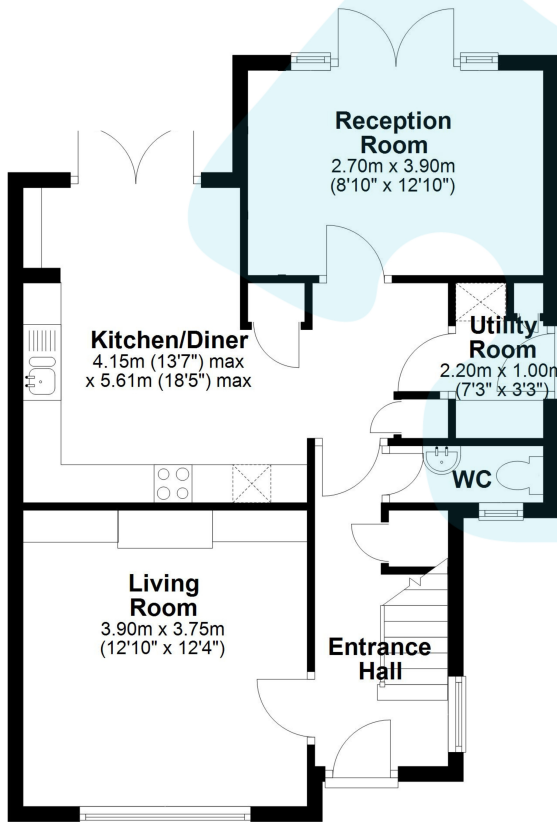




- EXTENDED SEMI DETACHED HOME
- LIVING ROOM
- EXTENDED KITCHEN/BREAKFAST ROOM
- EASTERLY FACING GARDEN WITH LARGE TIMBER SHED
- CLOSE TO BAROSSA COMMON
- WOOD BURNER
- THREE BEDROOMS
- FAMILY ROOM
- UTILITY ROOM & CLOAKROOM
- DRIVEWAY FOR SEVERAL VEHICLES
- COUNCIL TAX BAND D

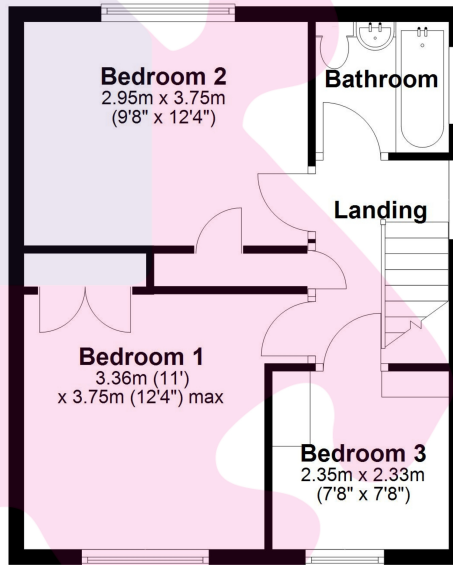
### Ground Floor

Approx. 63.6 sq. metres (684.6 sq. feet)



### First Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



Total area: approx. 102.6 sq. metres (1104.0 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>72</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			
England, Scotland & Wales		EU Directive 2002/91/EC	

