



## 24 Larchwood Glade, CAMBERLEY, Surrey GU15 3UW

OFFERS IN EXCESS OF £800,000

Jigsaw Estates are excited to offer this beautifully presented, detached family home within a stone's throw of Crawley Ridge Schools and Collingwood College. First floor accommodation comprises five double bedrooms, a refitted family bathroom and the principal bedroom has a large en-suite bath/shower room and a walk in wardrobe. Downstairs there is a large double aspect living room, separate dining room, a stunning refitted kitchen/breakfast room with island unit and a full range of bi-fold doors opening onto the garden. Further benefits include a refitted cloakroom, double garage with electric door, large and extended driveway for numerous vehicles and a replaced boiler in 2022.

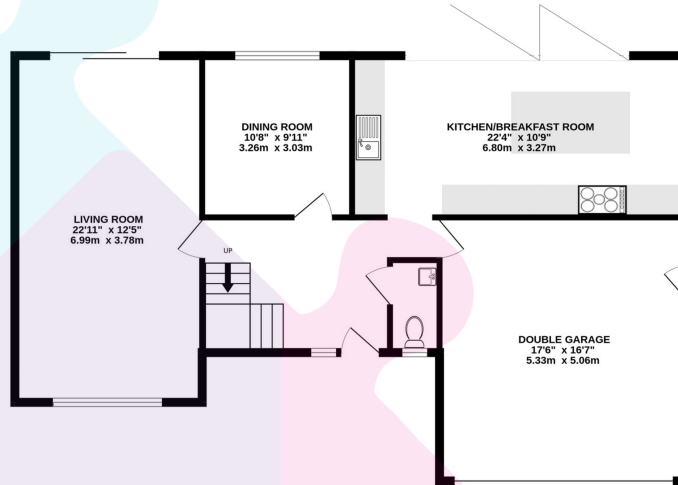
Another wow factor is the professionally landscaped garden. The landscaping was carried out in 2022 with decking areas, cedar panelling, lighting, power points and new fencing on both sides and gates.

This house is a great all rounder of a family home and in fabulous condition, so please call us as soon as you can to arrange your viewing!

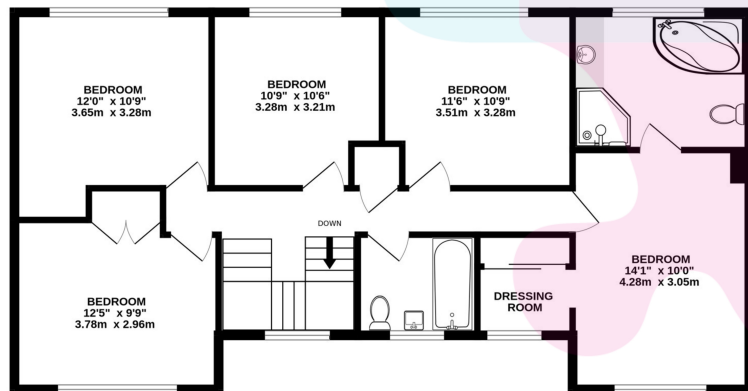




GROUND FLOOR  
1059 sq.ft. (98.4 sq.m.) approx.



1ST FLOOR  
952 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA: 2011 sq.ft. (186.8 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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- EXCELLENT CONDITION & RECENTLY REDECORATED
- REFITTED FAMILY BATHROOM & LARGE EN-SUITE BATH & SHOWER ROOM
- STUNNING REFITTED KITCHEN/BREAKFAST ROOM WITH FULL WIDTH BI-FOLD DOORS ONTO THE GARDEN
- DOUBLE GARAGE
- PROFESSIONALLY LANDSCAPED GARDEN IN 2022
- FIVE DOUBLE BEDROOMS
- GENEROUS DOUBLE ASPECT LIVING ROOM
- SEPARATE DINING ROOM
- EXTENDED DRIVEWAY FOR NUMEROUS VEHICLES
- A SHORT WALK TO BOTH CRAWLEY RIDGE INFANTS & JUNIOR SCHOOL & COLLINGWOOD SECONDARY SCHOOL

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		
	71	79
England, Scotland & Wales		
	EU Directive 2002/91/EC	

