



3 Langdon Close, CAMBERLEY, Surrey GU15 1AQ

PRICE £650,000 Freehold

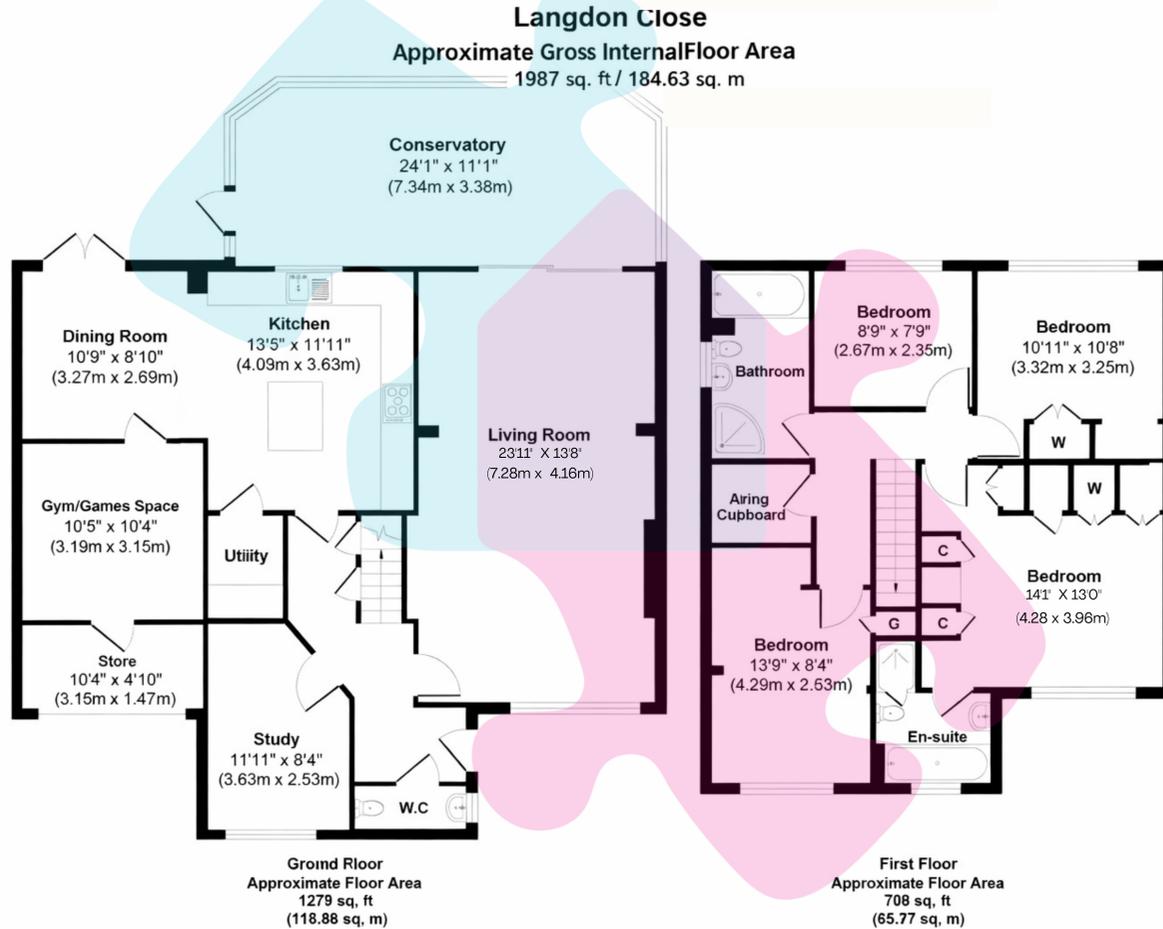
Jigsaw Estates - Introducing this stunning four-bedroom detached family home, perfectly blending stylish modern living with practical functionality. Set across a spacious layout, the property boasts two versatile reception rooms, huge conservatory, two bathrooms both with separate shower cubicles, and a host of well-designed features including a part-vaulted breakfast area flooded with natural light from a skylight window and doors opening onto a beautiful decking area. Complemented by a south-east facing, two-tiered garden offering far-reaching views, this home presents an ideal sanctuary for families seeking comfort, space, and a touch of luxury.

Situated in a desirable and peaceful location, this property benefits from excellent local amenities, transport links and outstanding schools including Ravenscote, Prior Heath and Tomlinscote.

The impressive large living room that serves as the heart of the property, perfect for relaxation and entertaining guests. Adjacent to this is the beautifully crafted modern kitchen/breakfast room, fitted with a central island unit that brings both style and practicality to your cooking experience. This space



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.



- FOUR DOUBLE BEDROOMS (THREE OF WHICH HAVE BUILT IN WARDROBES)
- MODERN KITCHEN/BREAKFAST ROOM WITH ISLAND UNIT
- SPACIOUS CONSERVATORY
- GARAGE WITH ELECTRIC ROLLER DOOR (CONVERTED INTO STORE AND A GYM/GAMES ROOM)
- FAMILY BATH & SHOWER ROOM
- SOUTH EAST FACING, TWO TIERED GARDEN WITH FAR REACHING VIEWS
- LARGE LIVING ROOM
- PART VAULTED BREAKFAST AREA WITH SKYLIGHT WINDOW & DOORS ONTO DECKING AREA
- STUDY/FAMILY ROOM
- MAIN BEDROOM WITH AMPLE BUILT IN WARDROBES AND AN EN-SUITE BATH AND SHOWER ROOM
- CLOAKROOM AND UTILITY CUPBOARD
- DRIVEWAY FOR SEVERAL VEHICLES & EV CHARGING POINT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	81
England, Scotland & Wales		EU Directive 2002/91/EC	

