

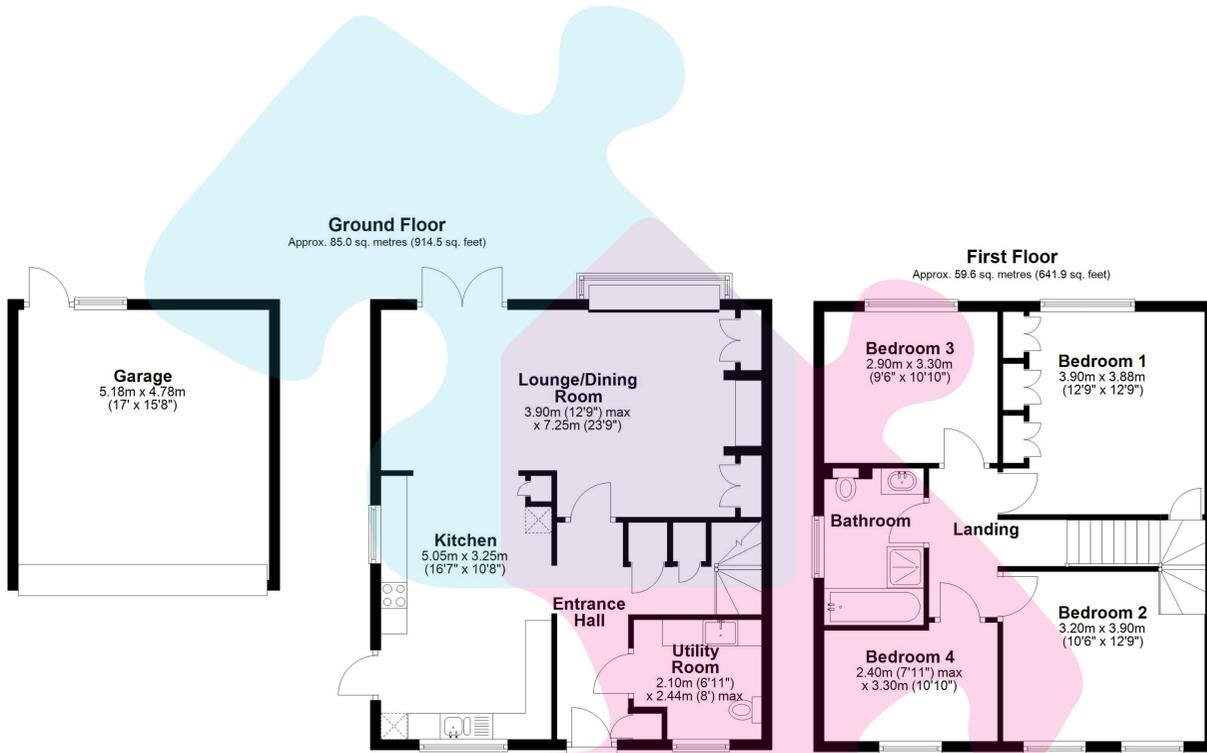


41 Firwood Drive, CAMBERLEY, Surrey GU15 3QD

PRICE £725,000 Freehold

Jigsaw Estates are extremely pleased to offer this stylishly refurbished Neo-Georgian detached home. In addition to its many 'wow factors' the house is situated within a 5 minute walk of Camberley Train station, schooling and town centre with its plethora of shops, restaurants and pubs. This home has been updated to a very high standard right down to replaced bespoke timber framed windows, new commercial vinyl flooring, soffits & guttering, electric fuse box, Worcester Bosch combi boiler and lighting with some automatic sensor lighting. Accommodation comprises four double bedrooms and a fabulous re-fitted bathroom with separate walk in shower. Downstairs there is an inviting reception hall leading to a re-fitted utility/cloak room and separate coat cupboard. Beyond the reception hall there is a stunning kitchen with bespoke handles and worktops, a range of Neff and Bosch appliances and water softener. This then flows into the dining and living room areas giving the whole house a real family friendly environment. Externally there is a landscaped garden with a large block paved patio, artificial turf, feathered fencing and a vast array of olive trees positioned around the perimeters. If parking is important, you will not be disappointed. The main drive area to the front is for several vehicles. There is a gate to the side leading into private courtyard and the set back detached double width garage.





Total area: approx. 144.6 sq. metres (1556.4 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.

- IMMACULATELY PRESENTED WITH SEVERAL 'WOW FACTORS'
- FOUR GOOD SIZED BEDROOMS
- LARGE DRIVEWAY LEADING TO DETACHED DOUBLE WIDTH GARAGE WITH ELECTRIC DOOR
- REFITTED DOWNSTAIRS CLOAK AND UTILITY ROOM
- LANDSCAPED GARDEN WITH ARTIFICIAL LAWN, BRINDLE BLOCK PAVED PATIO AND SURROUNDED BY A
- FABULOUS OPEN PLAN LIVING DOWNSTAIRS WITH THE REFITTED KITCHEN FLOWING INTO THE DINING AND LIVING AREAS
- REFITTED BATHROOM WITH WALK IN SHOWER
- POTENTIAL TO EXTEND SUBJECT TO THE USUAL CONSENTS
- CLOSE TO LOCAL SCHOOLS AND WALKING DISTANCE TO TOWN CENTRE

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	76
England, Scotland & Wales		
	EU Directive 2002/91/EC	

