



1a Heatherdale Road, CAMBERLEY, Surrey GU15 2LR

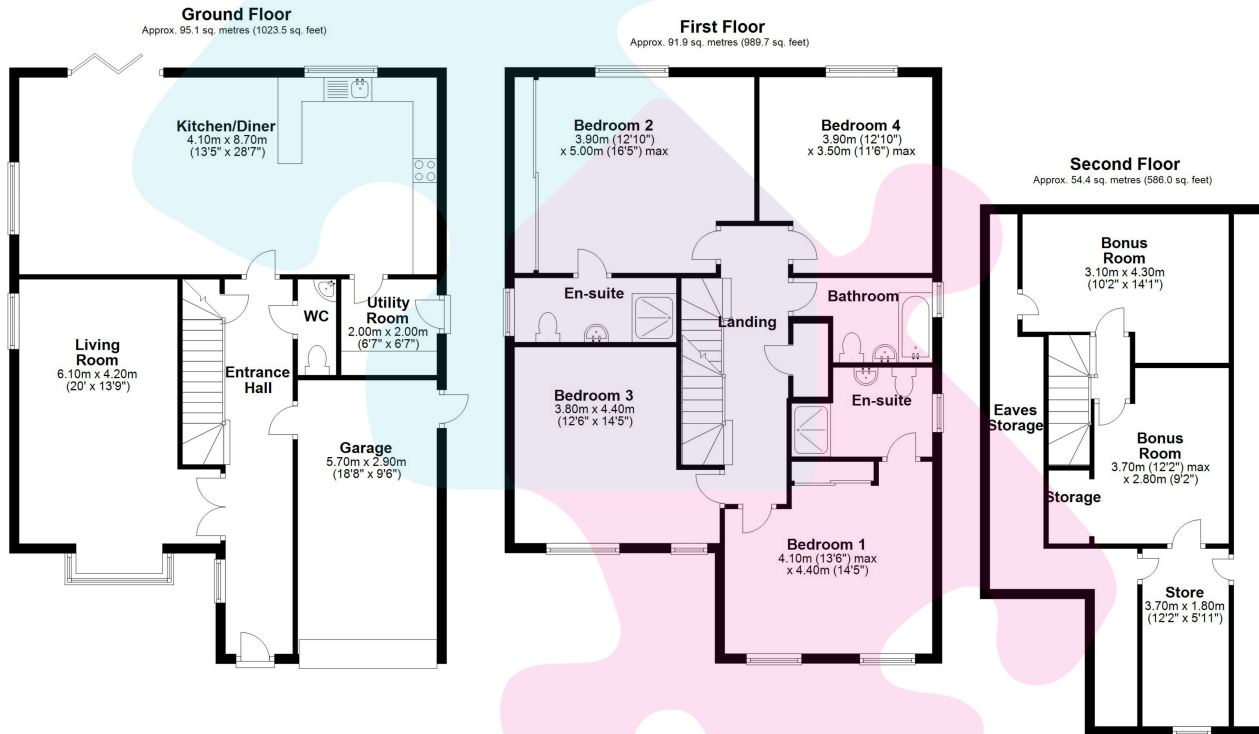
PRICE £900,000 Freehold

Jigsaw Estates are pleased to offer this 'one off' property built approx 8 years ago, situated in one of Camberley's finest roads and only a 5 minute walk to the town centre. The property is immaculately presented and the high quality of build and fittings is evident as soon as you walk through the front door.

In terms of accommodation there is a beautiful and contemporary hallway with its wood flooring and oak/glass staircase leading to the first and second floors. To the front there is a formal living room with bay window area. The real 'wow factor' to this house is the all encompassing kitchen/living/dining room, with it's bifold doors onto the garden this really does create a great living/entertaining space for the family. The underfloor heating is a nice surprise and there is also a utility room and cloakroom.



- FOUR DOUBLE BEDROOM LUXURY HOME
- ACCOMMODATION IN EXCESS OF 2500 SQUARE FEET
- 28FT FULL FITTED KITCHEN/DINING/LIVING ROOM WITH BIFOLD DOORS
- UTILITY ROOM & CLOAKROOM
- GATED DRIVEWAY AND PRIVATE GARDEN
- TWO BONUS ROOMS
- ARRANGED OVER THREE FLOORS
- PRESTIGIOUS LOCATION WITHIN 5 MINUTE WALK TO TOWN CENTRE
- 2 X HIGH SPECIFICATION EN SUITE SHOWER ROOMS AND FAMILY BATHROOM



Total area: approx. 241.5 sq. metres (2599.1 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+) A		
(81-91) B	88	93
(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

