



## Martel Close, CAMBERLEY, Surrey GU15 1QS

PRICE £500,000 Freehold

Jigsaw Estates are proud to present to the market this beautifully presented link detached home situated in a quiet cul-de-sac location on the popular Wellington Park development in Camberley.

The vendors have made a number of significant improvements to the property and accommodation comprises three bedrooms, a living room with feature fireplace, a stunning open plan kitchen/diner with bi-fold doors leading to the rear garden and a family room/snug. The kitchen area is flooded with natural light with a large roof lantern as well as the bi-fold doors. Further benefits include a downstairs cloakroom, re-fitted family bathroom and gas central heating. The garage has been largely converted into the family room area but there is still a small amount of storage available.

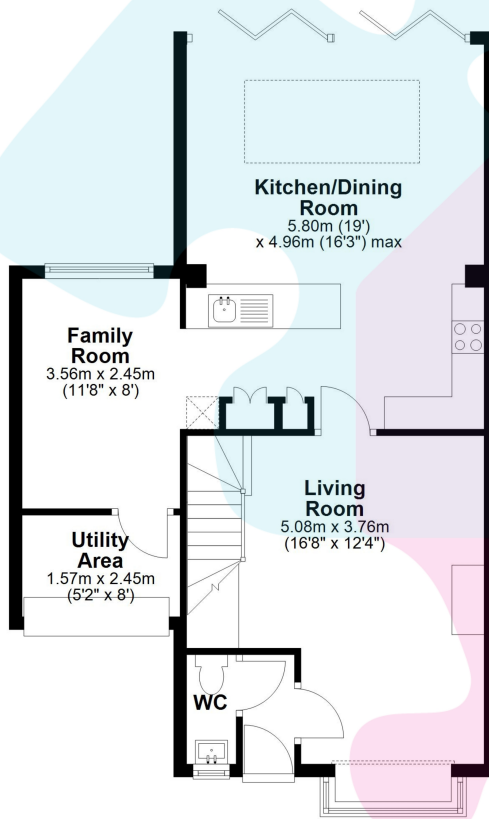
The rear garden is incredibly well maintained and offers a large patio area with the rest of the garden mainly laid to lawn with a variety of flower and shrub borders. There is side access to the front of the property where you will find a driveway for one car with ample further parking directly opposite the property.

Wellington Park is conveniently situated to be within easy reach of a number of local schools as well as excellent transport links. For local amenities there is a Waitrose Supermarket less than a mile away and Camberley town centre is also only a short distance. For keen walkers, runner or dog owners you have a number of green spaces locally with Barossa Common, Lightwater Country Park and the Frimley Fuel allotments all on your doorstep.

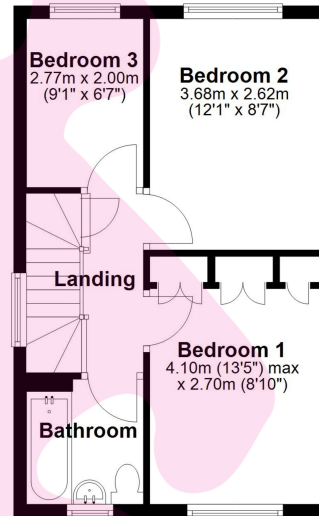


- BEAUTIFULLY PRESENTED
- LINK DETACHED FAMILY HOME
- KITCHEN/DINER
- LIVING ROOM
- CLOAKROOM
- WELLINGTON PARK
- THREE BEDROOMS
- EXTENDED
- FAMILY ROOM
- RE-FITTED BATHROOM
- CUL-DE-SAC
- CLOSE TO LOCAL SCHOOLS

**Ground Floor**  
Approx. 65.2 sq. metres (702.0 sq. feet)



**First Floor**  
Approx. 34.5 sq. metres (371.1 sq. feet)



Total area: approx. 99.7 sq. metres (1073.1 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	65
(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	

