

55 Buttermere Drive, CAMBERLEY, Surrey GU15 1RB

OFFERS IN EXCESS OF £700,000

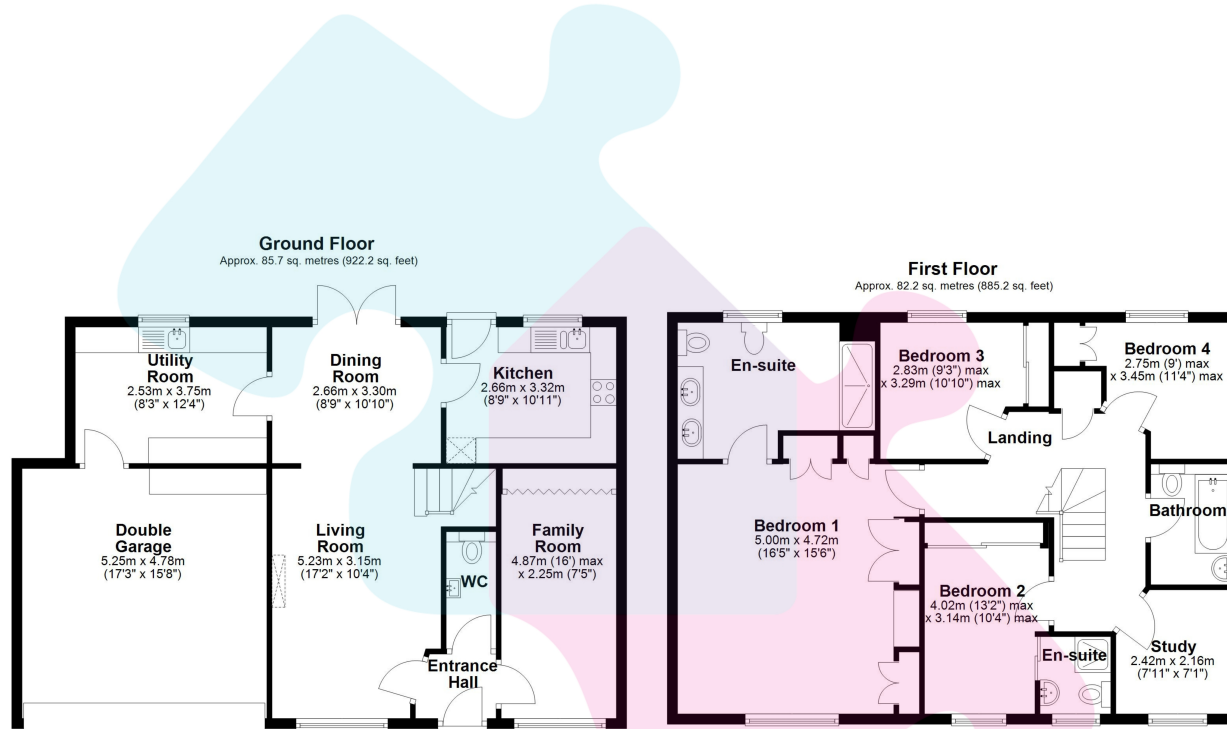
Jigsaw Estates are delighted to offer this beautifully presented family home located in a popular cul-de-sac at the end of a private drive of only four properties. The home has been sympathetically and considerably extended and has the benefit of air conditioning to the two main bedrooms and solar panels for water heating.

On the first floor there is a full galleried landing leading to five bedrooms and a family bathroom. The main bedroom measures 16ft x 15ft and has a range of built in furniture. There is also a stunning and luxurious fully tiled en-suite shower room with his and her's wash basins, bidet, walk in power shower and underfloor heating. The second bedroom (originally built as the principal bedroom) also has built in wardrobes and another re-fitted en-suite shower room. Two further bedrooms have built in wardrobes and the fifth bedroom currently acts as a study.

Downstairs there is a study/family room to the right and a refitted cloakroom. To the left there is the main living room with a flame effect recessed electric fire and an opening to the dining room which has double



- END OF QUIET PRIVATE DRIVE OF ONLY FOUR PROPERTIES WITHIN A CUL-DE-SAC
- LARGE DRIVEWAY FOR NUMEROUS CARS & DOUBLE GARAGE
- TWO RE-FITTED EN-SUITE SHOWER ROOMS
- THREE RECEPTION ROOMS
- RE-FITTED UTILITY ROOM
- IMMACULATLY PRESENTED & EXTENDED DETACHED HOME
- FIVE BEDROOMS (TWO LARGE DOUBLES, TWO SMALL DOUBLES & 1 SINGLE)
- FAMILY BATHROOM & CLOAKROOM
- RE-FITTED KITCHEN
- SOUTH WEST FACING PRIVATE GARDEN



Total area: approx. 167.9 sq. metres (1807.4 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	75
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	69	75
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

