



39 Hurst Avenue, CAMBERLEY, Hampshire GU17 9EZ

Offers in Excess of £475,000 Freehold

Jigsaw Estates are excited to present to the market this beautifully presented town house built only a few years ago and situated on the popular Helios Park development.

The property is situated in the enviable position of being only a stones throw of local woodland walks across Hawley woods and lake. It also offers excellent transport routes into London and the South via the M3 with Farnborough & Fleet train stations also close by. There are also a number of local schools nearby including Pinewood Infant school, Guillemont Junior school and Fernhill Secondary school.

Accommodation comprises three spacious bedrooms arranged over two floors, a large living/dining room and modern fitted kitchen. The primary bedroom is located on the top floor and has its own walk in wardrobe and en-suite shower room. There is a family bathroom located on the first floor which services the other two bedrooms. On the ground floor there is a cloakroom. The property is gas central heated throughout.

Outside to the rear there is a larger than average garden with artificial lawn and undercover seating area for entertaining. There is also side access to the front. The property benefits from a double width driveway offering parking for two vehicles and a single garage with power and light.

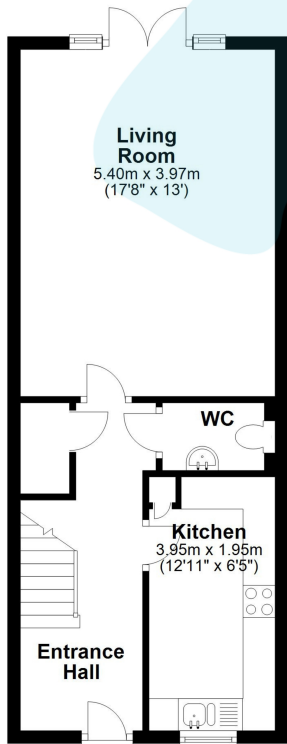
Viewings are highly recommended to fully appreciate this beautiful home.



- NO UPWARD CHAIN
- TOWN HOUSE
- STONES THROW OF HAWLEY WOODS & LAKE
- MODERN KITCHEN
- FAMILY BATHROOM & CLOAKROOM
- LANDSCAPED REAR GARDEN WITH UNDER COVER SEATING
- GARAGE
- THREE DOUBLE BEDROOMS
- HELIOS PARK
- LOUNGE/DINER
- EN-SUITE SHOWER ROOM AND WALK IN WARDROBE
- DOUBLE WIDTH DRIVEWAY
- CLOSE TO LOCAL SCHOOLS

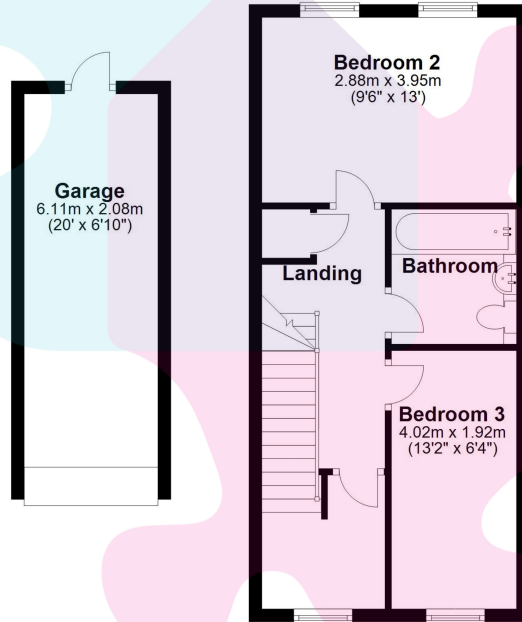
Ground Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



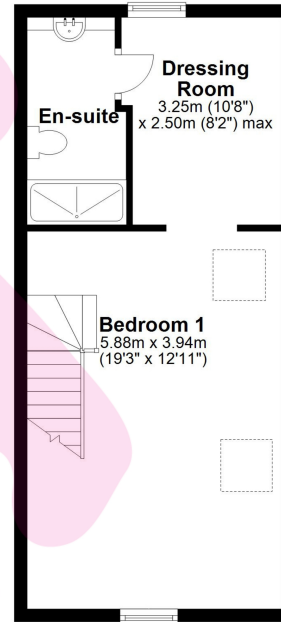
First Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



Second Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



Total area: approx. 127.8 sq. metres (1375.5 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		95
(81-91) B	85	
(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

