



Belton Road, CAMBERLEY, Surrey GU15 2DE

OFFERS IN EXCESS OF £1,000,000

Jigsaw Estates are proud to offer this extended, detached home, occupying a plot approaching 0.2 of an acre within one of Camberley's finest roads. The current sellers have sympathetically renovated and extended the house since taking ownership in 2011. Whilst there are some character features such as the internal 1930's doors/door furniture, staircase and high ceilings, there is also a modern aspect towards the kitchen, bathrooms and general decor. In terms of accommodation there are four generous double bedrooms, two of which have en-suite shower rooms. There is also a refitted family bathroom with additional shower and a spacious landing which could provide office space or just simply another relaxing area.

Downstairs there are three reception areas which all flow into the large, rear aspect, kitchen/dining room and spans across the full width of the house. With it's modern style and bi-fold doors, we are sure you won't be disappointed. There is access to the double garage and driveway and the garden flows across the back and to the side giving the feeling of versatility to the outside space.

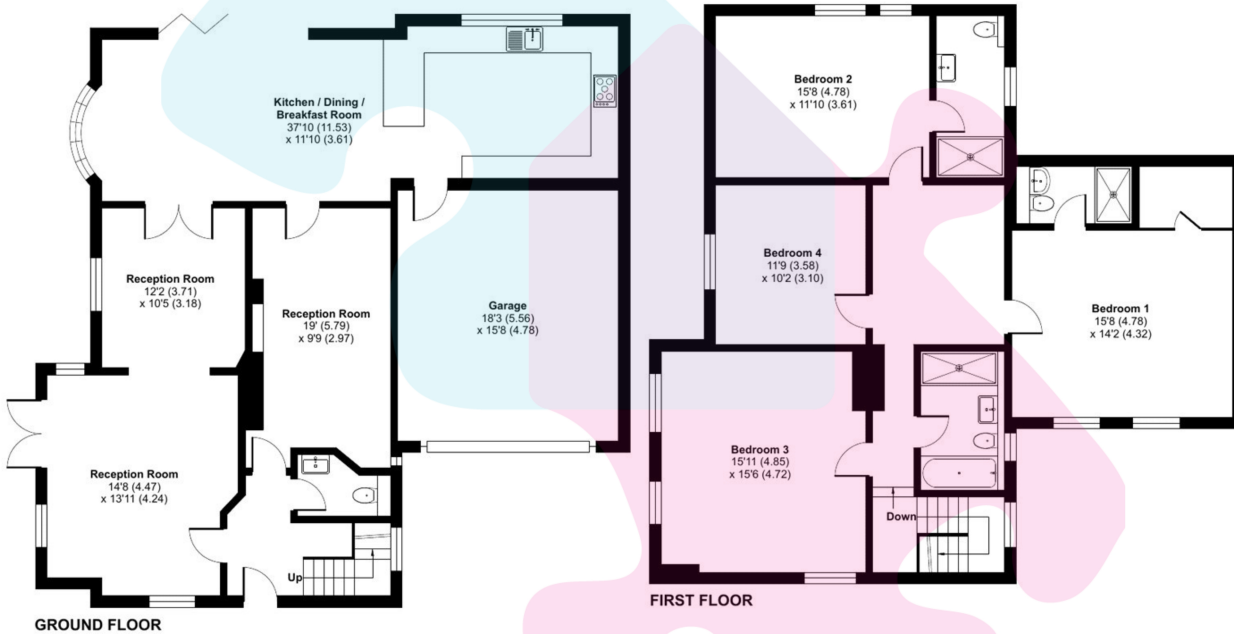




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Approximate Area = 2343 sq ft / 217.6 sq m
 Garage = 296 sq ft / 27.4 sq m
 Total = 2639 sq ft / 245 sq m

For identification only - Not to scale



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.

- FOUR DOUBLE BEDROOMS
- APPROACHING 0.2 ACRE
- DOUBLE GARAGE
- STYLISH REFITTED KITCHEN FLOWING INTO DINING AREA WITH BI-FOLD DOORS
- SPACIOUS LANDING AREA
- THREE RECEPTION ROOMS
- TWO REFITTED EN-SUITE SHOWER ROOMS & REFITTED MAIN BATHROOM WITH SEPARATE SHOWER
- PRESTIGIOUS LOCATION & WITHIN WALKING DISTANCE OF THE TOWN CENTRE
- CHARACTER FEATURES FROM THE 1930'S ERA
- REPLACED UPVC SASH WINDOWS, PLUMBING AND WIRING

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			
England, Scotland & Wales		69	77
		EU Directive 2002/91/EC	

