



## 32 Madeley Lodge, Brackendale Road, CAMBERLEY, Surrey

PRICE £900,000 Freehold

\*\*\*\*\* NO ONWARD CHAIN \*\*\*\*\*

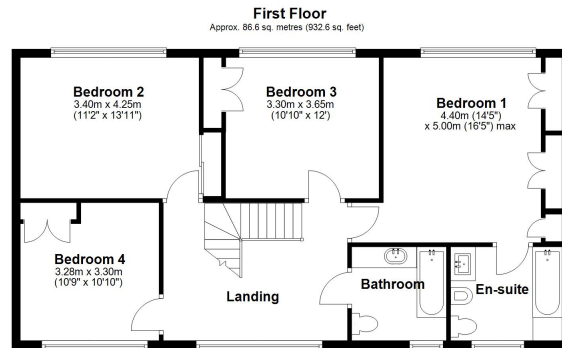
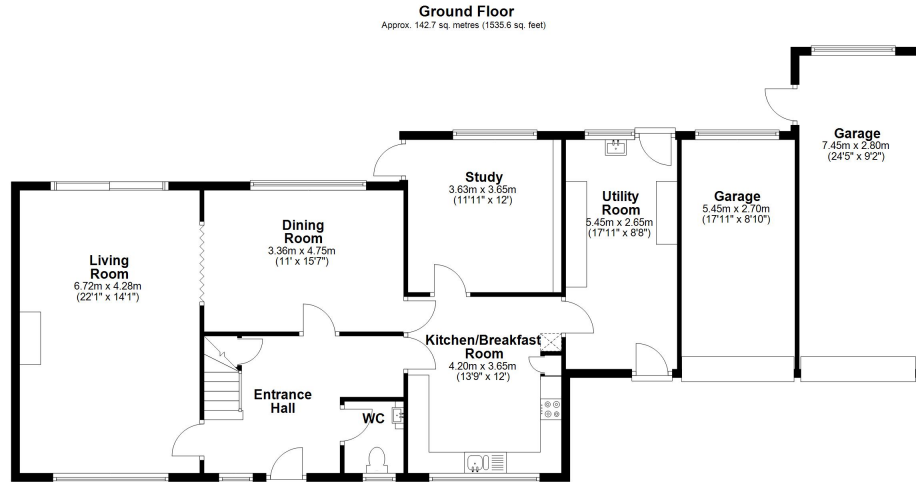
Jigsaw Estates are delighted to offer this unique, detached home situated mid-way along the extremely well regarded Brackendale Road of Camberley. The house itself is positioned centrally within its plot which is approaching 0.4 acre and offers further scope for both modernisation and extensions (subject to the usual consents). In terms of first floor accommodation there is a spacious galleried landing, family bathroom and four double bedrooms, all with built-in wardrobes and an en-suite bathroom to the principal bedroom. To the ground floor you are greeted by beautiful, solid wood herringbone flooring in the reception hall which then leads into a double aspect drawing room and a dining room overlooking the rear garden. The kitchen could be opened up into the study (subject to permissions etc) and there is an unusually large utility room sat next to the kitchen. In addition to this there is a double garage and plenty of driveway parking.

COUNCIL TAX BAND - G

**Jigsaw**  
Estates Limited



- \*\*\*\* NO ONWARD CHAIN \*\*\*\*
- PRESTIGIOUS LOCATION WITHIN A SHORT WALK OF THE TOWN CENTRE
- REQUIRING MODERNISATION
- DOUBLE GARAGE & DRIVEWAY FOR NUMEROUS VEHICLES
- GALLERIED LANDING
- APPROACHING 0.4 ACRE PLOT
- THREE LARGE RECEPTION ROOMS
- LARGE UTILITY ROOM & SEPARATE CLOAKROOM
- POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSIONS
- FOUR DOUBLE BEDROOMS WITH BUILT-IN WARDROBES



Total area: approx. 229.3 sq. metres (2468.2 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 NWWW-G-Whits.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>		<b>78</b>
(55-68)	<b>D</b>	<b>66</b>	
(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	

