



**Annexe potential**



**1 Russets, Dennistoun Close, CAMBERLEY, Surrey GU15 2EY**

**Offers in Region of £950,000 Freehold**

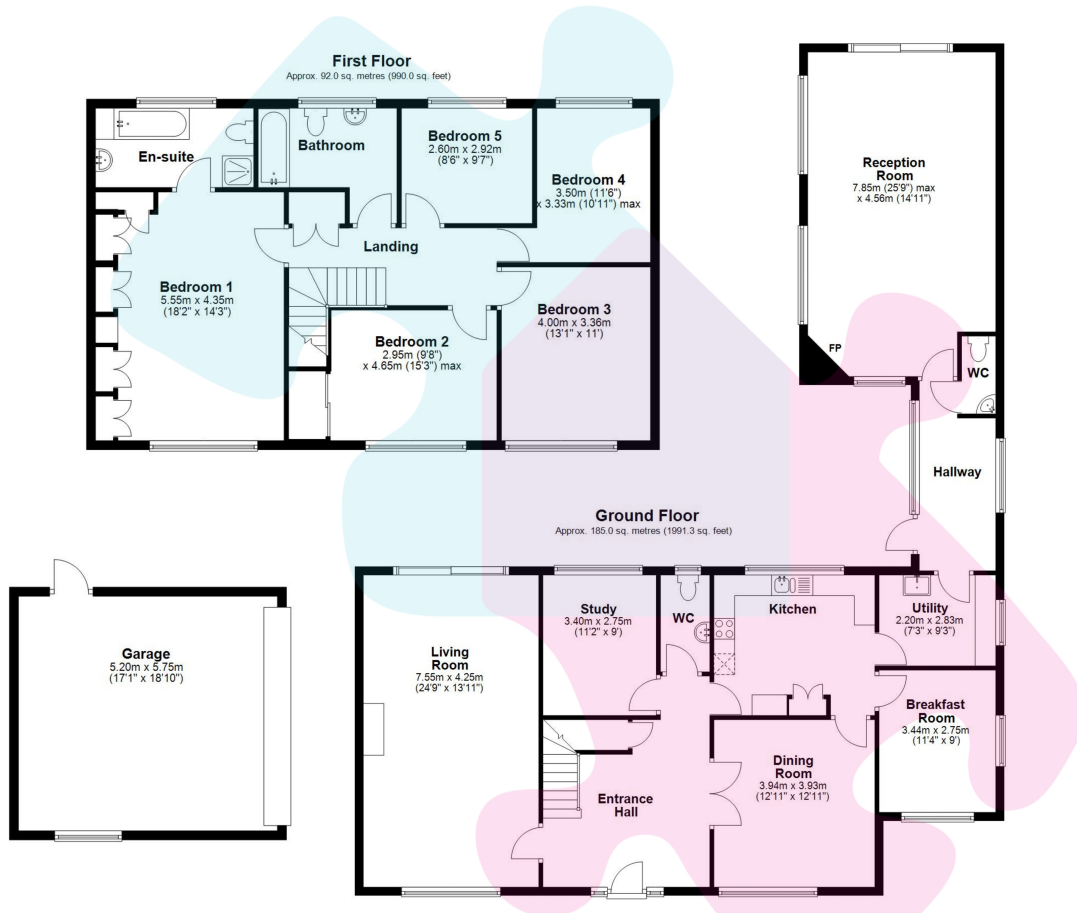
\*\*\* NO ONWARD CHAIN \*\*\*

Jigsaw Estates are proud to offer this detached family home situated within a private close of just four properties. The property is literally a few minutes walk to the town centre with its train station, shops, restaurants and cinema complex. We would suggest this would be perfect for multi-generational living (please see the floorplan) and requires modernisation.

In terms of accommodation there are five double bedrooms, two bathrooms (including an en-suite bath and shower room). To the ground floor there is a spacious reception hall leading to the double aspect living room (approx 25ft x 14ft), dining room, study, cloakroom, rear aspect kitchen, breakfast room and a utility room.

However, there is further accommodation which could be used for an annexe facility, perfect for multi-generational living. Within this part there is a lobby area (ideal for a kitchen), cloakroom and a huge triple





Total area: approx. 277.0 sq. metres (2981.3 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.

- NO ONWARD CHAIN
- APPROX 3000 SQ FT
- FIVE RECEPTION ROOMS
- APPROX 1/4 ACRE SOUTH SOUTH EASTERLY PLOT
- DOUBLE GARAGE AND DRIVEWAY
- FIVE DOUBLE BEDROOMS
- POTENTIAL FOR MULTI-GENERATIONAL LIVING
- TWO CLOAKROOMS & UTILITY ROOM
- IN NEED OF MODERNISATION
- SITUATED IN A CORNER POSITION, WITHIN A PRIVATE CLOSE OF ONLY 4 PROPERTIES AND A FEW MINUTES WALK TO THE TOWN CENTRE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	63	75
(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		EU Directive 2002/91/EC	