



4 Kingsclear Park, CAMBERLEY, Surrey GU15 2LS

OFFERS IN EXCESS OF £650,000

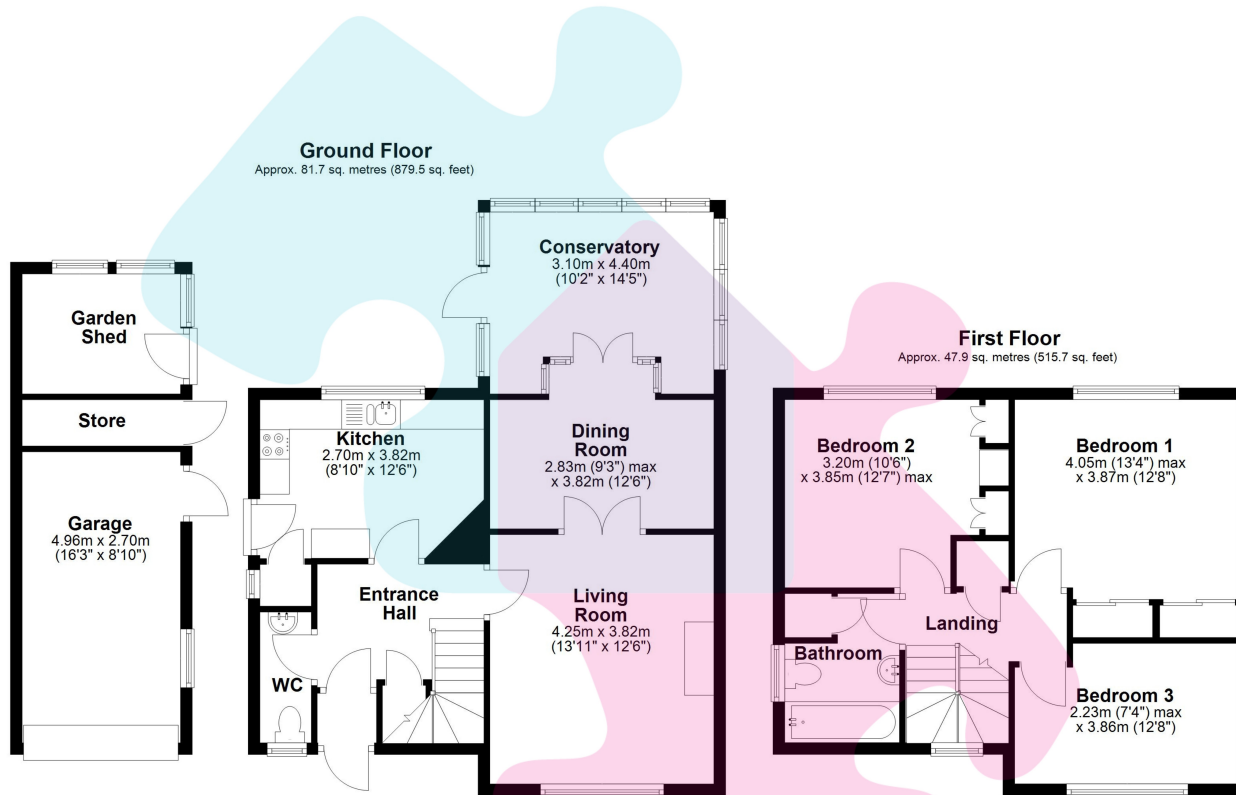
***** NO ONWARD CHAIN *****

Jigsaw Estates are proud to offer this property which occupies a south east facing plot of approx 0.2 acre. It is located on one of Camberley's premier roads within a short walk of the town centre. Whilst the property requires modernisation, there is also scope to extend the property considerably, subject to the usual planning consents.

In terms of accommodation, there are three good sized bedrooms and a bathroom upstairs (the boiler is located upstairs and was replaced approx 4 years ago). Downstairs there are separate living and dining rooms, cloakroom, UPVC conservatory and a kitchen with a larder.

To the outside there is a substantial south east facing garden offering a high degree of privacy. To the front is a brick block driveway leading to the single detached garage.





Total area: approx. 129.6 sq. metres (1395.2 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 WWW.G-Whis.net
Plan produced using PlanUp.

- NO ONWARD CHAIN!!!
- POTENTIAL TO EXTEND (SUBJECT TO THE USUAL CONSENTS)
- THREE GOOD SIZE BEDROOMS
- CONSERVATORY
- DRIVEWAY WITH PARKING FOR 3 CARS AND A SINGLE DETACHED GARAGE
- PREMIER LOCATION WITHIN QUIET CUL-DE-SAC
- APPROX 0.2 ACRE PLOT
- SEPARATE LOUNGE AND DINING ROOMS
- KITCHEN WITH LARDER
- SOUTH EAST FACING, LARGE AND PRIVATE GARDEN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	70	83
(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	