



James Road, CAMBERLEY, Surrey GU15 2RG

PRICE £525,000 Freehold

Jigsaw Estates are pleased to present to the market this well presented and extended semi detached property situated within walking distance of local schools and only a short distance from both Camberley town centre & Frimley village.

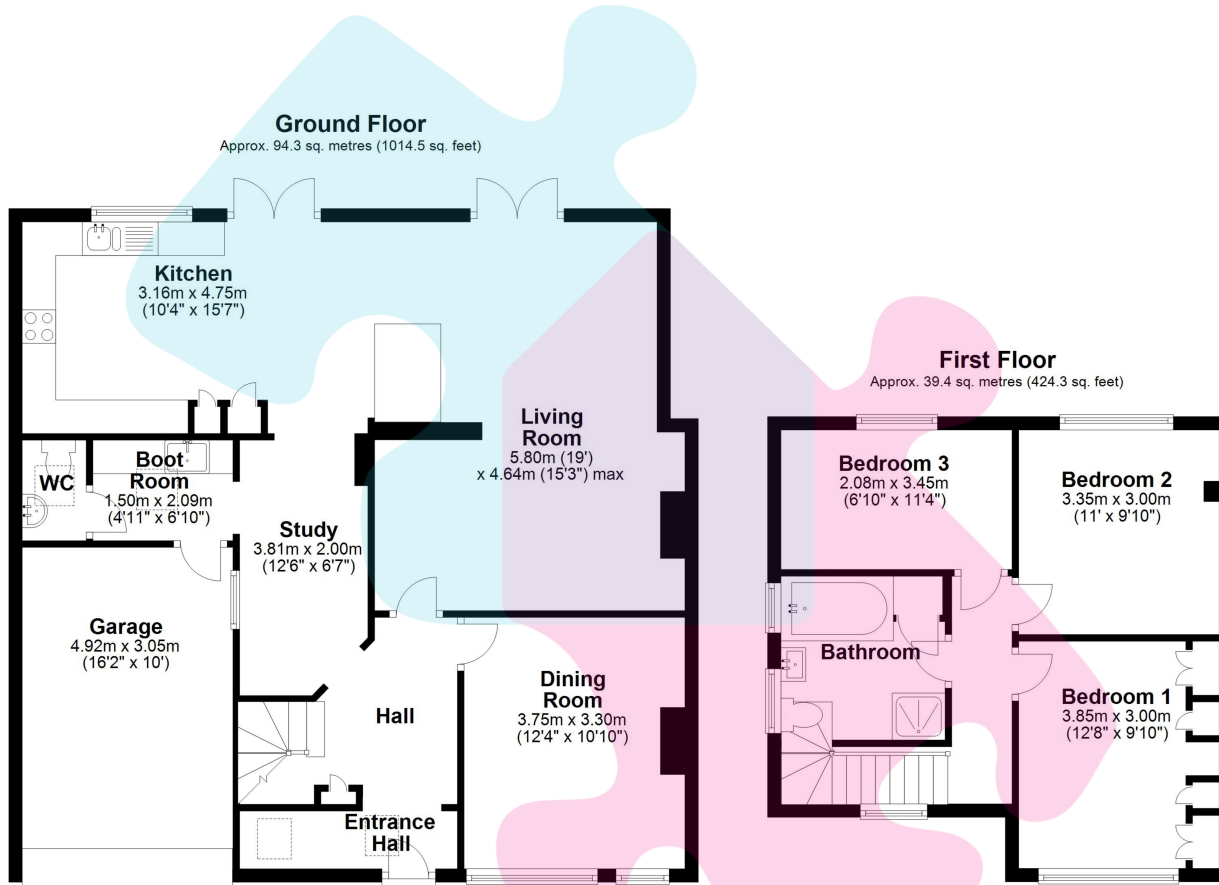
The property is conveniently located to offer excellent transport links with Junction 4 of the M3 being only a short distance and easy access to the A30. You also have Frimley Park Hospital just over a mile away and the Meadows shopping centre only a short drive.

Accommodation comprises three bedrooms, a dining room, study and a fabulous open plan kitchen/family/living room with two sets of double doors onto the rear garden. The open plan kitchen/breakfast room has a number of integrated appliances and there is the added benefit of a utility room. Further benefits include a downstairs cloakroom, large entrance hall and family bathroom.

Outside to the rear there is a sunny aspect garden with decking area and to the front there is a large driveway offering ample off street parking. There is also an integral garage with light and power which can also be accessed



- THREE BEDROOMS
- OPEN PLAN
- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- UTILITY ROOM
- SUNNY ASPECT REAR GARDEN
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- EXTENDED GROUND FLOOR ACCOMMODATION
- LIVING ROOM
- STUDY
- GARAGE
- LARGE DRIVEWAY



Total area: approx. 133.7 sq. metres (1438.8 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area may include a Garage.
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		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

