



## 1 Kingsclear Park, CAMBERLEY, Surrey GU15 2LS

PRICE £850,000 Freehold

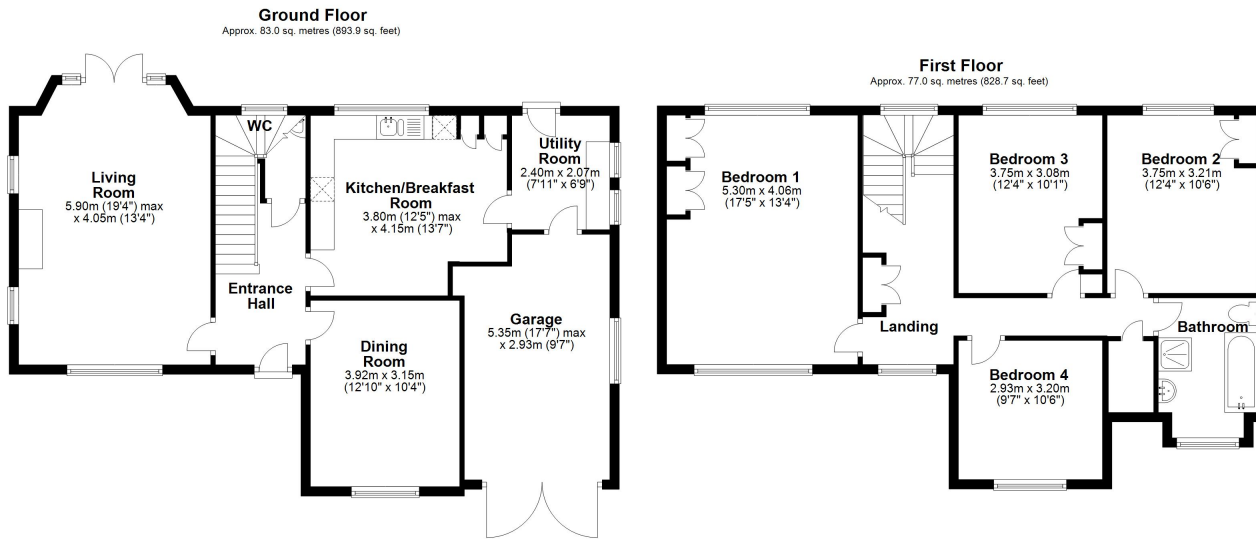
\*\*\* NO ONWARD CHAIN \*\*\*

Jigsaw Estates are proud to offer this detached property situated in one of Camberley's finest roads and within a short walk of the town centre with its shops, restaurants and train station. The property occupies a plot of approximately 0.3 acre and is in a secluded position. The house itself requires some updating, but also has potential to extend it considerably, subject to the usual planning consents. In terms of accommodation, there are four bedrooms, family bathroom, triple aspect living room, dining room with original herringbone wood flooring, kitchen breakfast room which has been previously refitted and a utility room. There is also a garage. The gardens wrap around the house and there is potential to extend the driveway along with the house itself. If a beautiful, manicured garden with a large lawn area and privacy is what you are looking for, along with plenty of potential to extend (stpp), then this may well be the house for you!

Council Tax Band = G



- NO ONWARD CHAIN
- PLOT APPROACHING 0.3 ACRE
- PROPERTY REQUIRES UPDATING
- TRIPLE ASPECT LIVING ROOM
- KITCHEN BREAKFAST ROOM & UTILITY ROOM
- ONE OF CAMBERLEY'S PREMIER LOCATIONS WITHIN WALKING DISTANCE TO THE TOWN CENTRE
- HUGE POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- FOUR BEDROOMS
- FRONT ASPECT DINING ROOM
- BEAUTIFUL GARDENS WITH A HIGH DEGREE OF PRIVACY



Total area: approx. 160.0 sq. metres (1722.6 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	46
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

