



## Shalbourne Rise, CAMBERLEY, Surrey GU15 2EJ

PRICE £725,000 Freehold

\* NO ONWARD CHAIN \* Jigsaw Estates are pleased to present to the market this detached family home which does require some updating and modernisation and is situated in an elevated position within walking distance to Camberley town centre, local schools and the train station.

Accommodation comprises four generous sized bedrooms, a triple aspect living room, dining room, study/family room and kitchen. Further benefits include a downstairs cloakroom, en-suite to bedroom one and family shower room. The property is double glazed and has gas central heating.

To the rear there is a mature garden with patio area with the remaining garden mainly laid to lawn with flower, shrub and hedged borders. There is side access to the front of the house via steps down to the driveway. The double garage is directly under the property and offers light and power.

Camberley town offers an array of shops and restaurants & bars as well as a cinema complex and Places Leisure Centre. Junction 4 of the M3 is only a short distance away and there is easy access to the A30. Crawley Ridge Schools and Collingwood & Kings Secondary schools are all within close proximity.

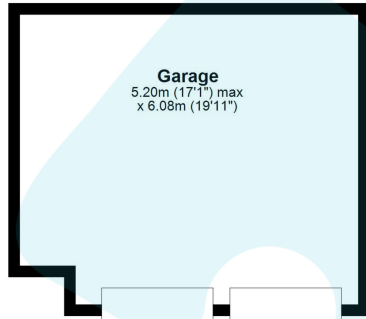
COUNCIL TAX BAND - G



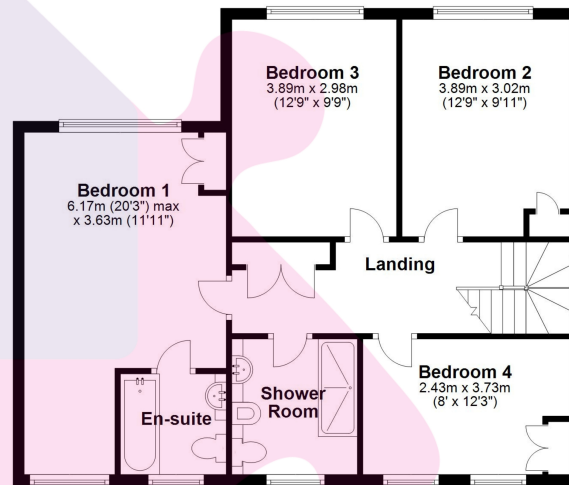


- NO ONWARD CHAIN
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- TOWN CENTRE LOCATION
- MATURE REAR GARDEN
- DETACHED HOUSE
- TWO BATHROOMS
- DOUBLE GARAGE
- CLOSE TO LOCAL SCHOOLS

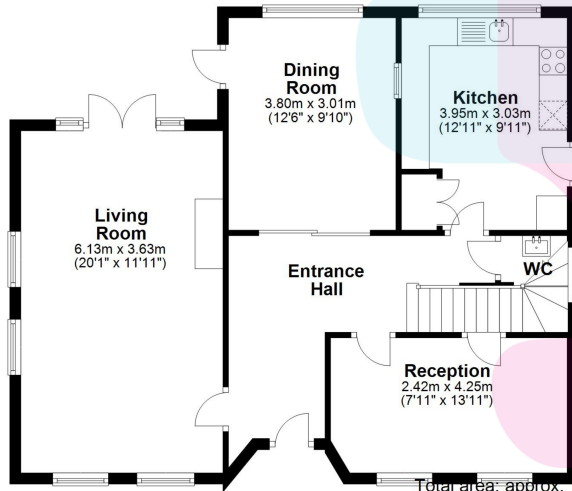
**Ground Floor**  
Approx. 30.9 sq. metres (332.9 sq. feet)



**First Floor**  
Approx. 72.4 sq. metres (779.7 sq. feet)



**Upper Ground Floor**  
Approx. 71.3 sq. metres (767.6 sq. feet)



Total area: approx. 174.7 sq. metres (1880.2 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.

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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		70	80
		EU Directive 2002/91/EC	

