



## Chaucer Grove, CAMBERLEY, Surrey GU15 2XZ

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

Jigsaw Estates are proud to present this substantial detached home offered in excellent condition, situated on an exclusive no through road very close to the town centre. The property is sat on a plot of approximately 1/5 acre and offers so much, both in terms of accommodation and style of garden.

Upstairs there are five double bedrooms, all with fitted wardrobes/cupboards. The principal suite is beautiful and has a sumptuous refitted en-suite bath and shower room. The second bedroom also has a refitted en-suite shower room with underfloor heating. The family bathroom is very similar in style to the main bedroom's and has both the bath and walk-in shower.

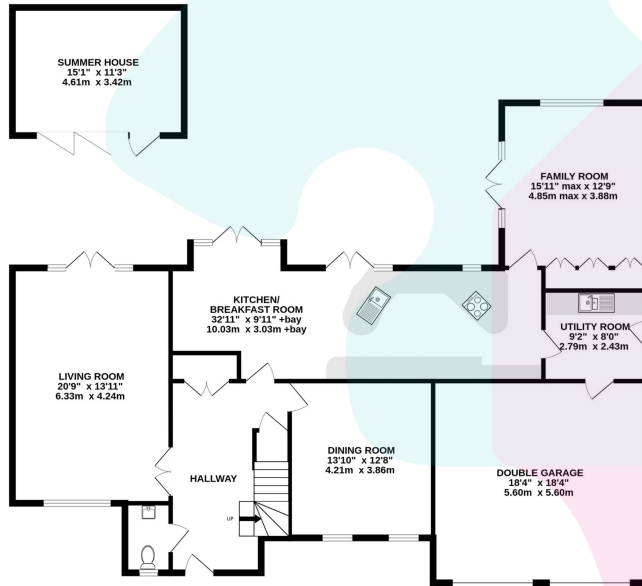
Downstairs you are immediately greeted by a large entrance hall with underfloor Travertine flooring which spans off to the double aspect drawing room, dining room and refitted cloakroom. The flooring continues through to the refitted kitchen/dining room which has two sets of casement doors opening onto

OFFERS IN EXCESS OF £1,250,000

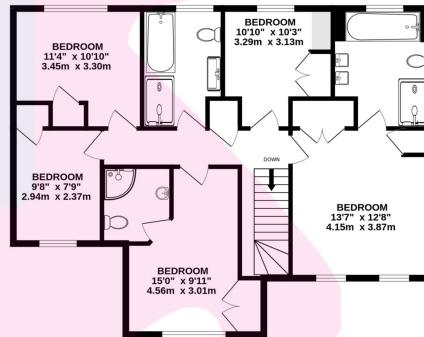




GROUND FLOOR  
1791 sq.ft. (166.4 sq.m.) approx.



1ST FLOOR  
909 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 2700 sq.ft. (250.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- NO ONWARD CHAIN
- FIVE DOUBLE BEDROOMS
- REFITTED KITCHEN/DINING ROOM WITH RANGE OF BUILT IN APPLIANCES
- DOUBLE GARAGE AND DRIVEWAY
- PROFESSIONALLY LANDSCAPED GARDEN & STUDIO/CABIN
- IMMACULATELY PRESENTED
- THREE SEPARATE RECEPTION ROOMS
- REFITTED UTILITY ROOM & REFITTED CLOAKROOM
- REFITTED FAMILY BATHROOM ALONG WITH TWO FURTHER REFITTED EN-SUITES
- PRESTIGIOUS NO-THROUGH ROAD WITHIN A FEW MINUTES WALK OF THE TOWN CENTRE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	66	74
A		
(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

