



59 Verran Road, CAMBERLEY, Surrey GU15 2ND

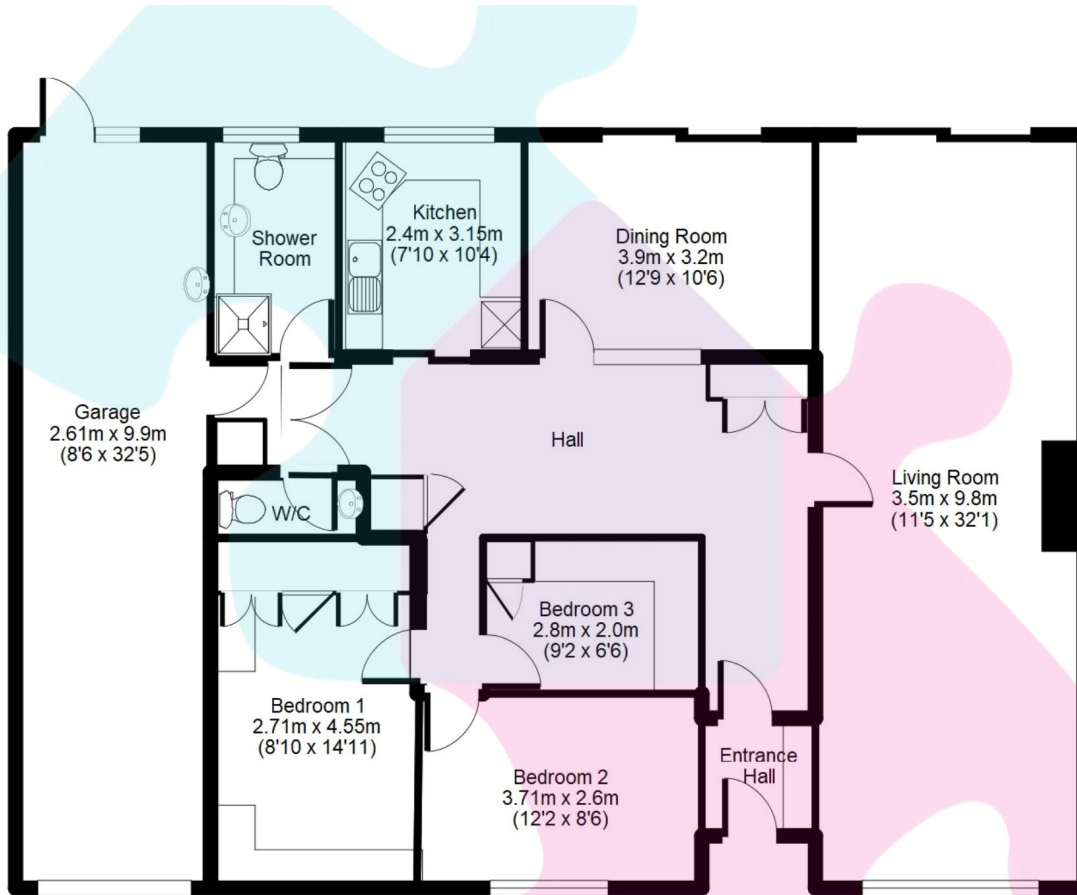
PRICE £525,000 Freehold

NO ONWARD CHAIN Jigsaw Estates are pleased to present to the market this 3 bedroom link detached bungalow situated directly opposite Watchetts Lakes, a series of three connected ponds which support a large number of birds and other wildlife. The property is also only a short distance from both Camberley Town centre & Frimley Village as well as being less than 3 miles from Frimley park Hospital. There are a number of local schools within close proximity of the property and the property offers excellent transport links with Junction 4 of the M3 located in Frimley and Farnborough mainline station offering direct routes into London Waterloo.

Accommodation of the property comprises three spacious bedrooms, a huge double aspect living room, dining room, and re-fitted kitchen/breakfast room. Further benefits include a shower room, cloakroom, and gas central heating. There is a 32 ft garage which offers scope to fully or partially convert to additional living space (subject to obtaining the correct planning permissions). Outside to the rear is a large and sunny rear garden with patio area and mature flower and shrub borders. To the front there is a shingled driveway offering parking for a number of vehicles.



- NO ONWARD CHAIN
- SITUATED OPPOSITE WATCHETTS LAKES PONDS & WOODLAND
- 32 FT GARAGE
- RE-FITTED KITCHEN
- LARGE REAR GARDEN
- THREE BEDROOM BUNGALOW
- 31 FT LIVING ROOM
- DINING ROOM
- SHOWER & CLOAKROOM
- AMPLE DRIVEWAY PARKING



Approx. Total floor Area:
150 Sq M = 1614 Sq Ft
(includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

