



## Chillingham Way, CAMBERLEY, Surrey GU15 2NS

OFFERS IN EXCESS OF £650,000

Jigsaw Estates are proud to offer this sympathetically extended semi detached property, offered in excellent decorative condition and situated within walking distance of the town centre.

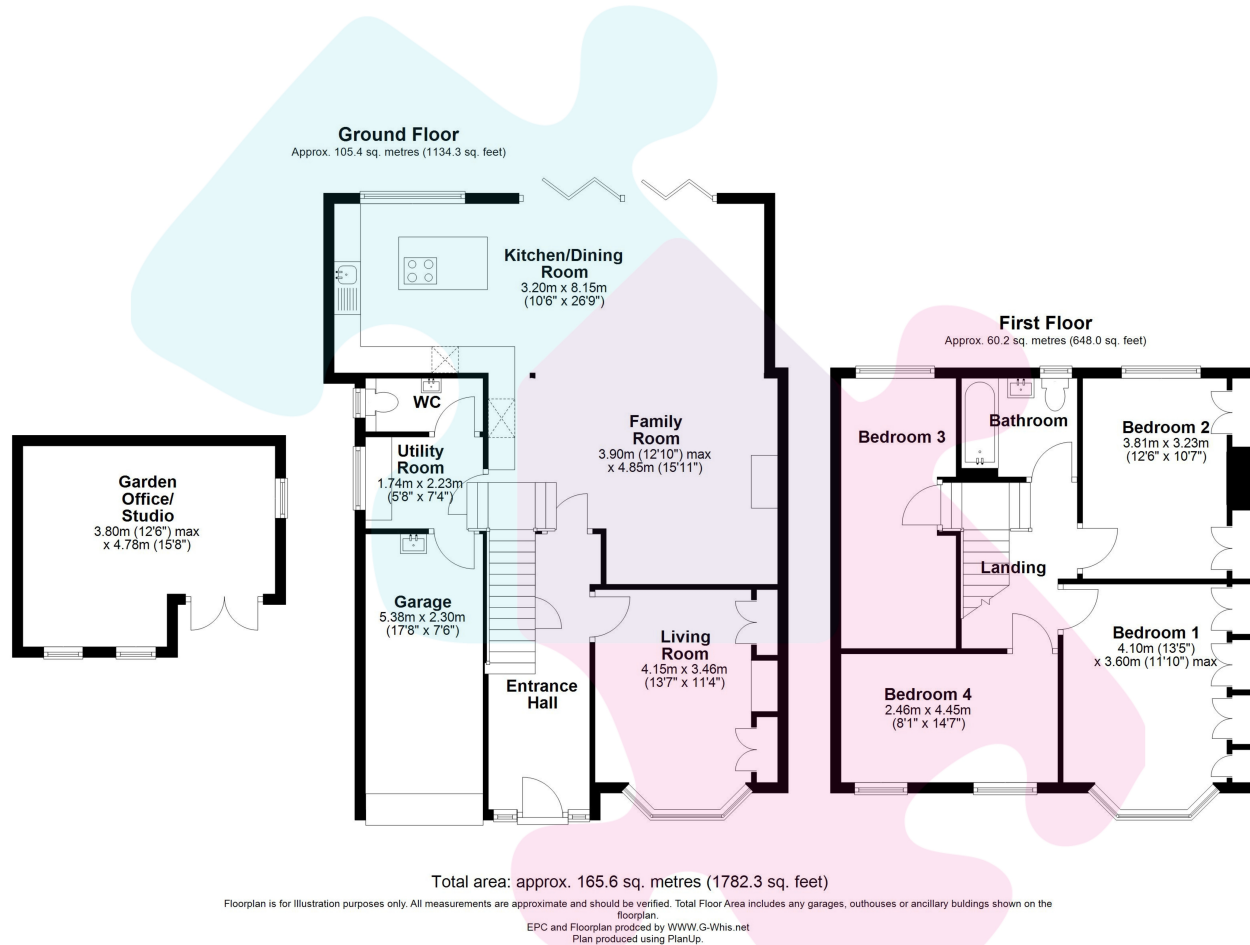
In terms of accommodation there are four double bedrooms upstairs (the two largest have bespoke built in wardrobes) and a stylish refitted bathroom with underfloor heating. Downstairs there is a front aspect living room, then there is the wow factor which is the all encompassing and spacious refitted kitchen/dining/living room which has a breakfast bar, bifold doors onto the garden and fireplace. There is also the refitted utility room and cloakroom and internal access to the garage. The property is double glazed and has plantation style window shutters and carpets have been replaced.

To the outside there is a large rear garden with a good degree of privacy, artificial lawn and a full width patio. There is also a timber built garden cabin/office with light and power making it perfect for those working from home. To the front there is a driveway for two vehicles and a garage.





- EXTENDED SEMI DETACHED PROPERTY BUILT IN THE 1950'S
- REFITTED FAMILY BATHROOM
- SEPARATE FRONT ASPECT SITTING ROOM
- LARGE GARDEN WITH ARTIFICIAL LAWN AND PATIO
- GARAGE AND DRIVEWAY FOR TWO VEHICLES
- FOUR DOUBLE BEDROOMS
- OPEN PLAN REFITTED KITCHEN/DINING AND LIVING ROOM
- UTILITY & REFITTED CLOAKROOM
- GARDEN CABIN/OFFICE
- WITHIN WALKING DISTANCE OF CAMBERLEY TOWN CENTRE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	63	79
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)	63	79
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

