



15 Edward Avenue, CAMBERLEY, Surrey GU15 3BB

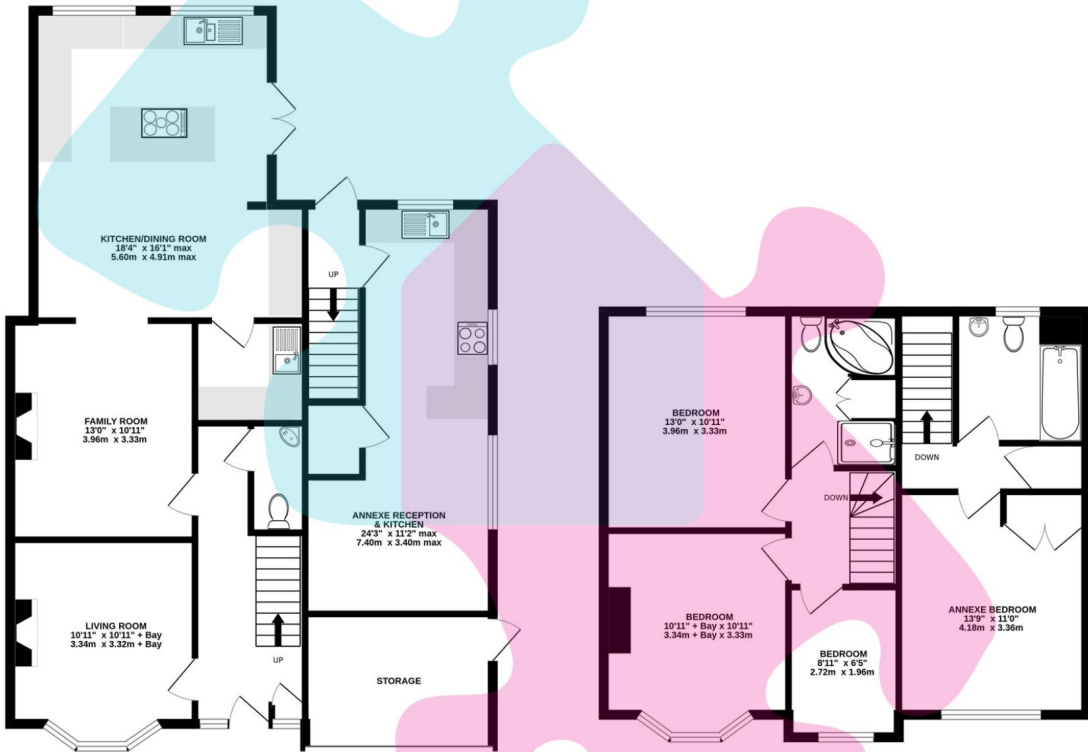
PRICE £550,000 Freehold

**** No Onward Chain **** Are you looking for a separate annexe facility alongside the main family home? If so Jigsaw Estates are proud to offer this extended semi detached home located just off the Frimley Road of Camberley. The main house itself has three bedrooms and a bathroom with separate shower cubicle. Downstairs there is a cosy sitting room to the front, a refitted cloakroom, a further sitting room with Karndean flooring. Beyond this sitting room there is a large, stunning, refitted and extended kitchen/dining room with underfloor heating along with the recently refitted utility room. Stepping outside onto the veranda area of the garden gives you access to the annexe. Inside the annexe there is the open plan kitchen/dining/living room and a cloakroom. Upstairs offers a double bedroom to the front and bathroom to the rear. The garden has a patio and lawn area and there is a brick built workshop which would be ideal for a home office. This property is a rarity and in lovely condition, so don't miss out and call today.



GROUND FLOOR
1048 sq.ft. (97.4 sq.m.) approx.

1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA: 1740 sq.ft. (161.7 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 ****
- **LARGE REFITTED KITCHEN/DINING ROOM WITH UNDERFLOOR HEATING**
- **REFITTED CLOAKROOM AND REFITTED UTILITY ROOM**
- **ANNEXE PROVIDES FURTHER BEDROOM & BATHROOM, OPEN PLAN KITCHEN/LIVING ROOM & CLOAKROOM**
- **DETACHED CABIN/WORKSHOP IN REAR GARDEN**
- **EXTENDED MAIN HOUSE WITH FULL DOUBLE STOREY ANNEXE**
- **TWO RECEPTION ROOMS IN MAIN HOUSE**
- **THREE BEDROOMS AND FAMILY BATH/SHOWER ROOM IN MAIN HOUSE**
- **REAR GARDEN WITH VERANDER PATIO AREA**
- **DRIVEWAY AND PARTIAL GARAGE**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

