

2 Bath Road, CAMBERLEY, Surrey GU15 4HP

OFFERS IN EXCESS OF £800,000

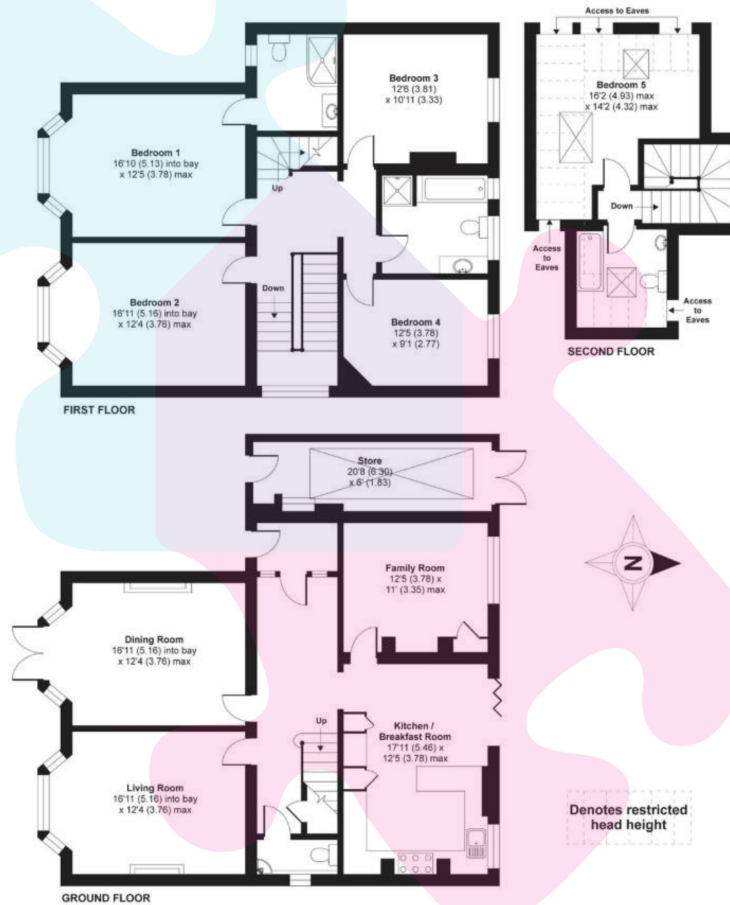
*** NO ONWARD CHAIN***

Jigsaw Estates are pleased to offer this rarely available detached Edwardian home, situated within a private cul-de-sac which is a few minutes walk in to the town centre and within close proximity of Barossa common and Sandhurst Military Academy.

In terms of accommodation, there is in excess of 2250 sq ft of pure living space. On the ground floor there is a wonderfully spacious entrance hall with high ceilings, wood floors, original doors and stained glass windows. From here there are two large formal reception rooms which are front aspect and with fireplaces. At the rear of the property there is a family room and a kitchen/breakfast room with bifold doors onto the rear garden. The first floor offers a stunning landing with stained glass windows leading to four bedrooms (principle bedroom with a large en-suite shower room) and a family bath and shower room. Then one flight of stairs further, there is a re-fitted bathroom and a fifth bedroom/study with skylight windows.



APPROX. GROSS INTERNAL FLOOR AREA 2254 SQ FT 209.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & STOR)



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.

- *****NO ONWARD CHAIN*****
- FIVE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- FURTHER BATHROOM ON TOP FLOOR
- DRIVEWAY

- EDWARDIAN DETACHED FAMILY HOME
- THREE FORMAL RECEPTIONS
- EN-SUITE SHOWER ROOM & FAMILY BATH & SHOWER ROOM
- TOWN CENTRE LOCATION IN A PRIVATE CUL-DE-SAC
- SELLER REPLACED THE ROOF IN 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

