



## Park Road, CAMBERLEY, Surrey GU15 2SN

PRICE £750,000

Set in a highly sought-after town centre position in Camberley, this charming double-fronted detached family home occupies a generous plot of just over a quarter of an acre, offering ample potential for extension and development.

The property has been lovingly owned by the same family for over 40 years and the accommodation is well-proportioned throughout, featuring a welcoming and spacious entrance hall, a cloakroom, and a superb front-to-back living/dining room that provides an abundance of natural light and an ideal setting for both everyday family life and entertaining. The kitchen/breakfast room offers further space for informal dining and overlooks the delightful rear garden.

Upstairs, the property offers four well-sized bedrooms along with a family bathroom, providing ample accommodation for growing families.

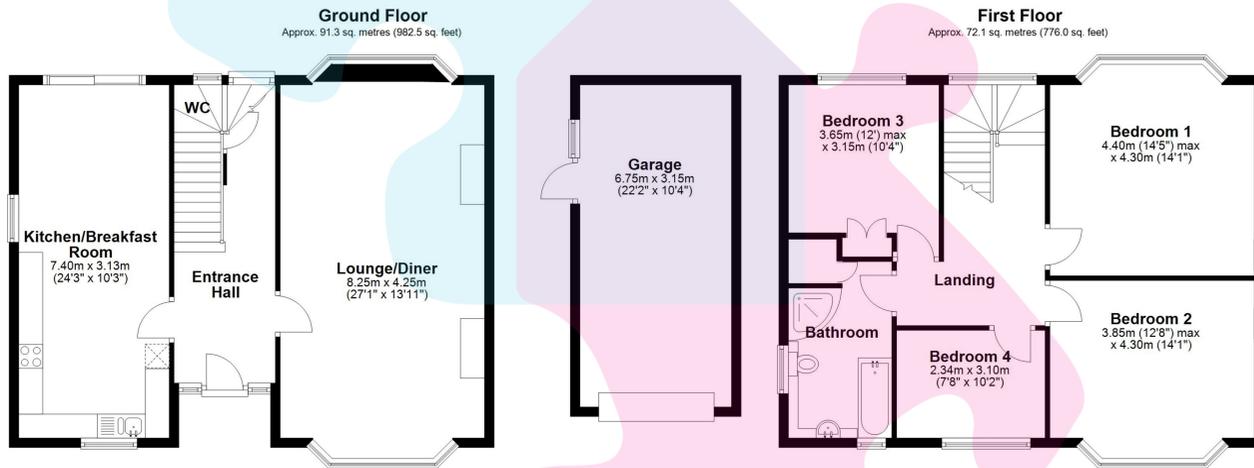
Externally, the home continues to impress with a single garage to the side and a generous driveway offering ample off-road parking. However, the true highlight is the substantial rear garden — a rare find in such a central location — offering a high degree of privacy and outstanding potential to extend or reimagine the property to suit future needs.

Perfectly positioned within easy reach of Camberley's array of shops, restaurants, bars, as well as leisure facilities including a cinema, bowling complex and Places leisure centre, this is a unique opportunity to acquire a long-held family home with immense potential in a prime location.

**Jigsaw**  
Estates Limited

- PLOT OF APPROX 0.27 ACRE
- TOWN CENTRE LOCATION
- LARGE ENTRANCE HALL
- CLOSE TO LOCAL SCHOOLS

- POTENTIAL TO EXTEND (S.T.P.P)
- FOUR BEDROOMS
- AMPLE OFF STREET PARKING AND GARAGE
- WALKING DISTANCE TO LOCAL SHOPS



Total area: approx. 163.4 sq. metres (1758.5 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.  
 EPC and Floorplan produced by WWW.G-Whis.net  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>71</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>52</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

