



## Pascoli, Upper Verran Road, CAMBERLEY, Surrey GU15 2JL

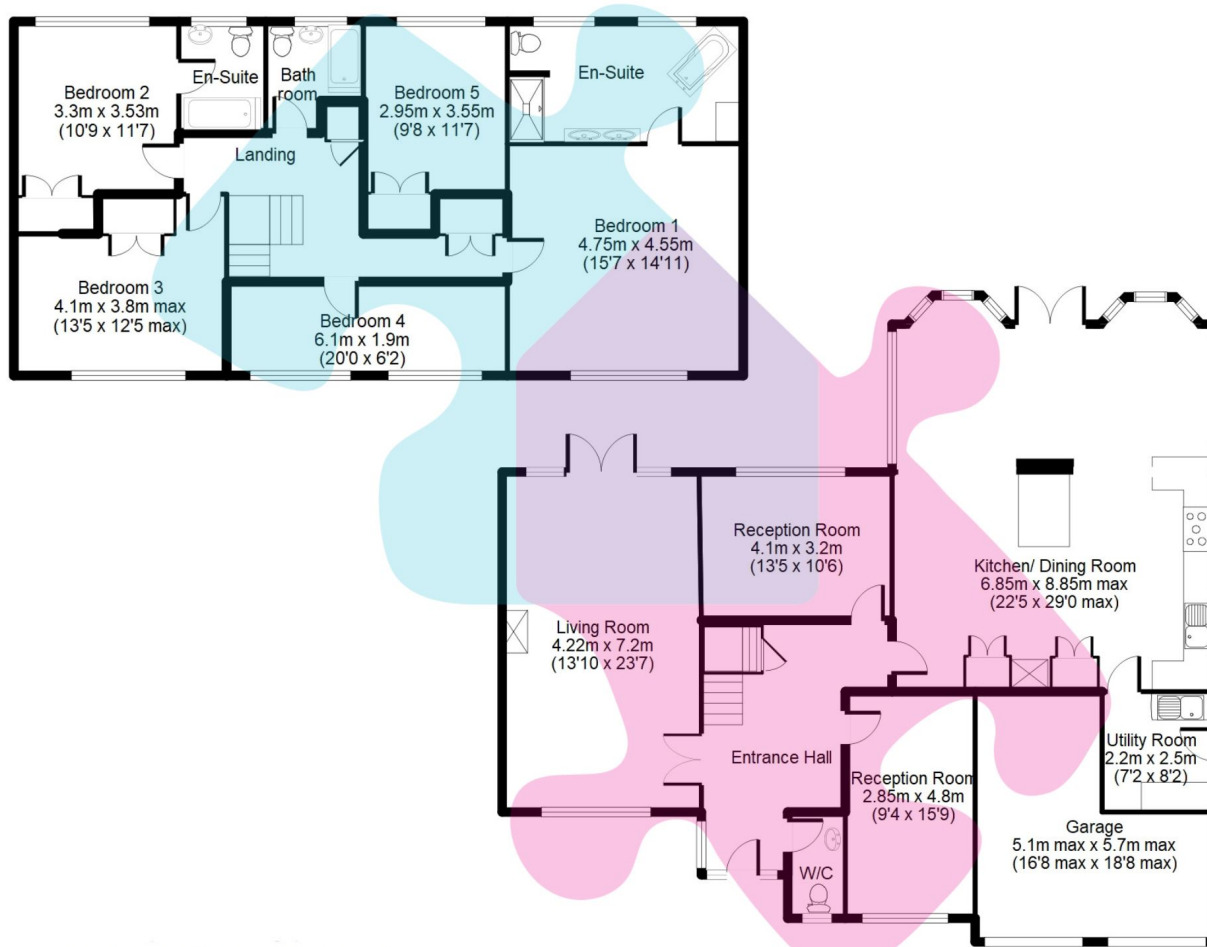
Offers in Excess of £900,000 Freehold

\* NO ONWARD CHAIN \*Jigsaw Estates are pleased to present to the market a substantial detached home situated in one of Camberley's premier locations opposite the local cricket club. The property is conveniently located close to a number of local junior & secondary schools as well as only being a short distance from camberley town centre and train station. Accommodation comprises five generous sized bedrooms, a large open plan kitchen/breakfast, a double aspect living room, study & family room. Further benefits include a utility room, cloakroom, a re-fitted en-suite bath & shower room to bedroom one, further en-suite and family bathroom. The property also boasts a spacious entrance hall and offers an integral double garage with light & power. Outside to the rear there is a private garden which offers side access. To the front of the property there is a large driveway providing off street parking.

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.



- FIVE BEDROOMS
- FAMILY BATHROOM
- LIVING ROOM
- FAMILY ROOM
- CLOSE TO LOCAL SCHOOLS
- TWO EN SUITES
- LARGE KITCHEN/BREAKFAST ROOM
- STUDY
- PREMIER LOCATION IN CAMBERLEY
- NO ONWARD CHAIN



Floorplan is for illustration purposes only.  
All measurements are approximate and should be verified.

Approx. Total Floor Area:  
281 Sq M = 3024 Sq Ft  
(Includes Garage)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		67	79
		EU Directive 2002/91/EC	

