



FRONT - PROPOSED



REAR - PROPOSED



SIDE - PROPOSED



236 Upper Chobham Road, CAMBERLEY, Surrey GU15 1HD

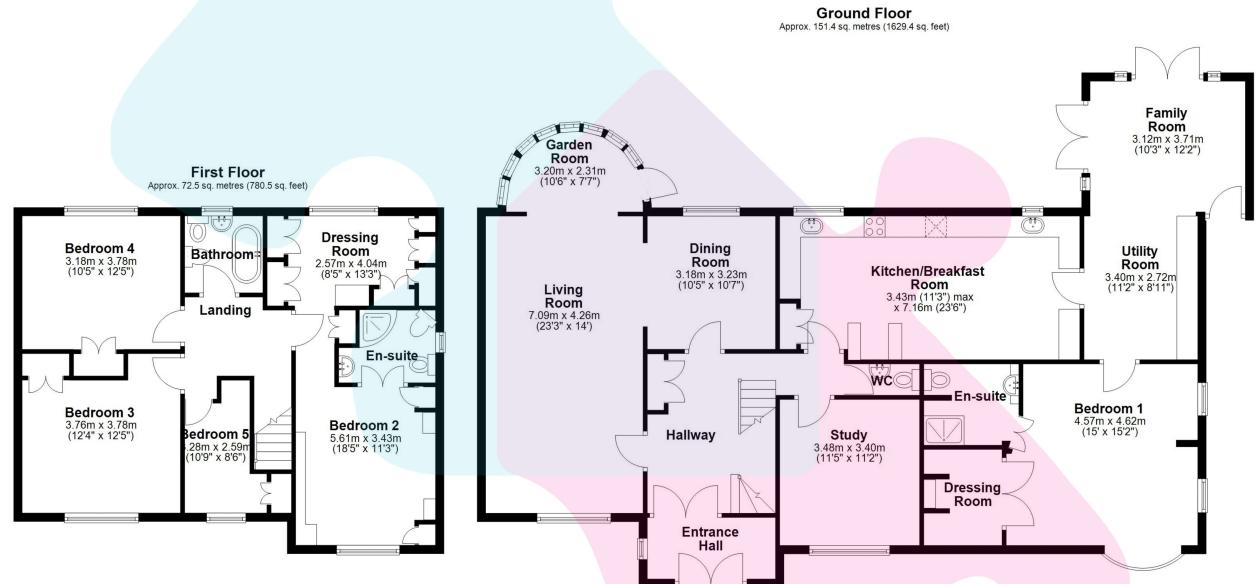
OFFERS IN EXCESS OF £900,000

Jigsaw Estates are proud to present this rare opportunity to acquire this spacious detached family home set on approximately a third of an acre, perfectly positioned for those seeking a versatile and expansive property with excellent potential. This five-bedroom, three-bathroom residence boasts four generous reception rooms, offering ample space for both family living and entertaining. With planning permission already granted to extend the first floor, add a double garage, and build a greenhouse, this property presents a fantastic chance to create your dream home tailored to your lifestyle.

The accommodation is thoughtfully arranged to accommodate multi-generational living, featuring a bedroom with en-suite shower room and dressing room conveniently located on the ground floor, perfect for guests or family members requiring easy access. The first floor comprises four further bedrooms, including an en-suite shower room and dressing room to the principal bedroom, and a family bathroom.

On the ground floor, the four reception rooms lend themselves to a variety of uses — from a formal dining room and lounge to a family room and study — with versatile spaces that can adapt to your

- NO ONWARD CHAIN
- APPROX 1/3 ACRE PLOT
- MULTI-GENERATIONAL LIVING
- FAMILY BATHROOM & TWO EN-SUITES & TWO DRESSING ROOMS
- UTILITY ROOM & CLOAKROOM
- PLANNING PERMISSION GRANTED TO EXTEND FIRST FLOOR & DOUBLE GARAGE & GREENHOUSE
- LARGE DRIVEWAY
- FIVE BEDROOMS (INCLUDING ONE DOWNTAIRS)
- FOUR RECEPTION ROOMS
- REQUIRES MODERNISATION



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

