



## Roundway, CAMBERLEY, Surrey GU15 1NS

Offers in Excess of £550,000 Freehold

\*OFFERED FOR SALE WITH NO ONWARD CHAIN\* Jigsaw Estates are pleased to present to the market this detached bungalow situated on the popular Copped Hall development in Camberley.

The property offers three double bedrooms, a large lounge/dining room with a raised seating area and a kitchen/breakfast room. Further benefits include a utility room, cloakroom, shower room and integral garage with light and power. The property also has gas central heating and double glazing. Outside to the rear there is a large garden with a patio area and steps down to the remainder of the garden which is mainly laid to lawn with mature flower and shrub borders. To the front of the bungalow there is a driveway offering off street parking for at least two cars.

Copped Hall is located close to a number of excellent local schools including Tomlinscote & Ravenscote and also only a short distance from local walks in the nearby ranges and Frimley Fuel Allotments. Pine Ridge Golf Club is very close by and as well as a pay as you play golf course has a sports bar. There are local shops on the nearby Heatherside development including a Sainsbury's and Camberley town centre is only a couple of miles away. Camberley & nearby bagshot village both have train station with routes in London.

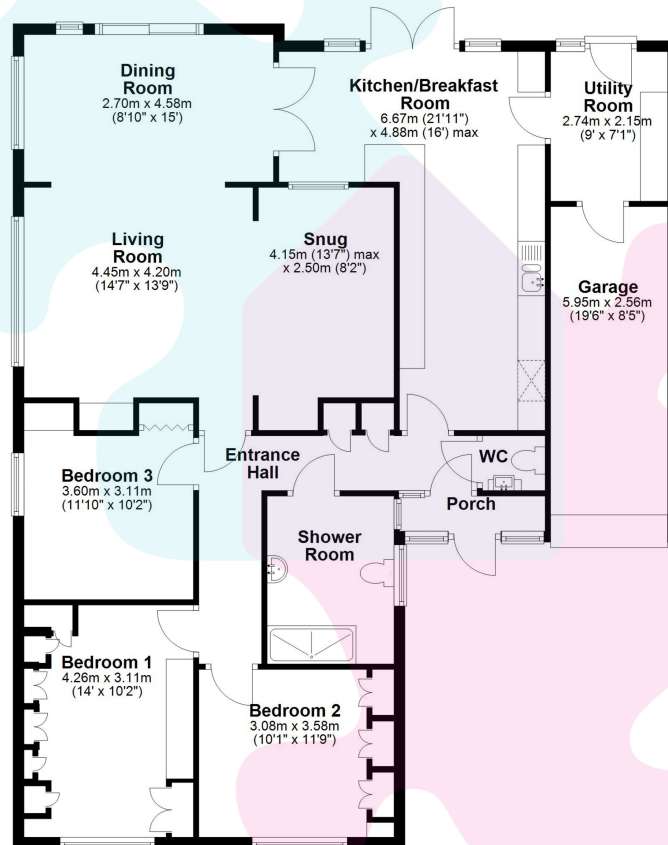




- THREE DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- GARAGE
- DRIVEWAY PARKING
- LARGE LOUNGE/DINER
- NO ONWARD CHAIN
- LARGE REAR GARDEN
- COPPED HALL DEVELOPMENT

### Ground Floor

Approx. 143.3 sq. metres (1542.2 sq. feet)



Total area: approx. 143.3 sq. metres (1542.2 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+)	A	58	76
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	