



Chillingham Way, CAMBERLEY, Surrey GU15 2NS

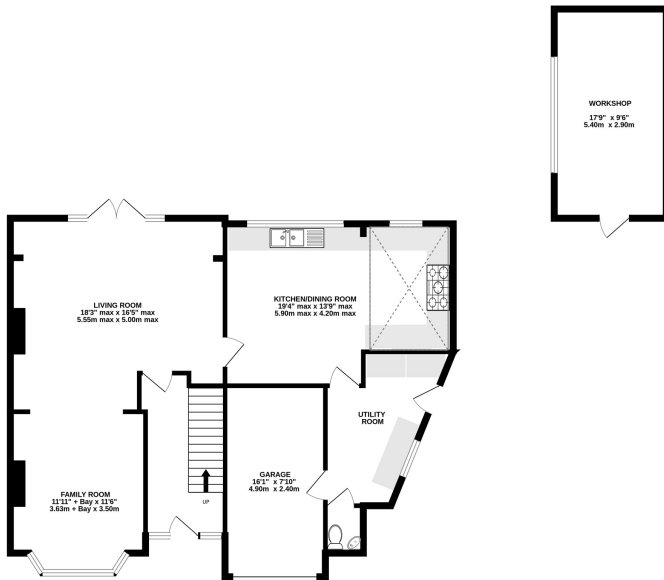
OFFERS IN EXCESS OF £650,000

Jigsaw Estates are proud to offer this extended property for the first time in 36 years! Situated on a south facing plot at the end of a small cul-de-sac, it is a short walk to Camberley town centre with its plethora of shops, pubs, restaurants, cinema complex and train station. In terms of accommodation there are five bedrooms (four doubles and one single/study) and family bathroom. The principal bedroom has an en-suite shower room, a range of built in furniture and double doors leading out onto the south facing balcony - perfect for a Sunday morning coffee! The ground floor comprises a front aspect family room area flowing into the rear aspect living room with double doors onto the garden. These reception rooms, along with the hallway have a stunning and original hardwood herringbone flooring. Furthermore there is the equally impressive kitchen/dining room which is fully fitted and carries through into the orangery type extension which provides ample natural light into the cooking area. Beyond the kitchen there is a large utility room, cloakroom and a door into the garage.

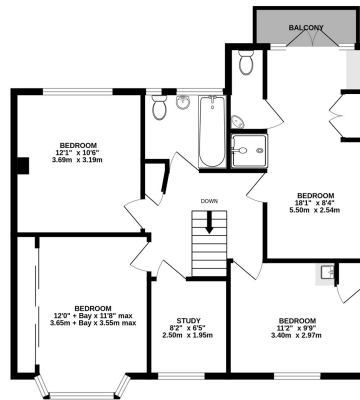
Outside, the large south facing garden is a wonderfully tranquil space. With its large lawned area, flower/shrub borders, a children's play area at the rear, patio, wildlife pond and water features, all you



GROUND FLOOR
1170 sq.ft. (108.7 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 1946 sq.ft. (180.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- FIVE BEDROOMS
- SOUTH FACING GARDEN WITH HIGH DEGREE OF PRIVACY
- CLOAKROOM AND LARGE UTILITY ROOM
- DRIVEWAY & GARAGE
- END OF CUL-DE-SAC & WITHIN WALKING DISTANCE OF TOWN CENTRE
- SOLAR PANELS, ELECTRIC VEHICLE CHARGING POINT & 10KW BATTERY

- EXTENDED SEMI DETACHED BUILT IN THE 1950'S
- KITCHEN/DINING ROOM WITH ORANGERY STYLE EXTENSION
- FAMILY BATHROOM & EN-SUITE SHOWER TO MAIN BEDROOM
- OUTSIDE WORKSHOP/CABIN WITH LIGHT & POWER
- TWO RECEPTION ROOMS WITH SOLID HARDWOOD HERRINGBONE FLOORING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	91	92
(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

