

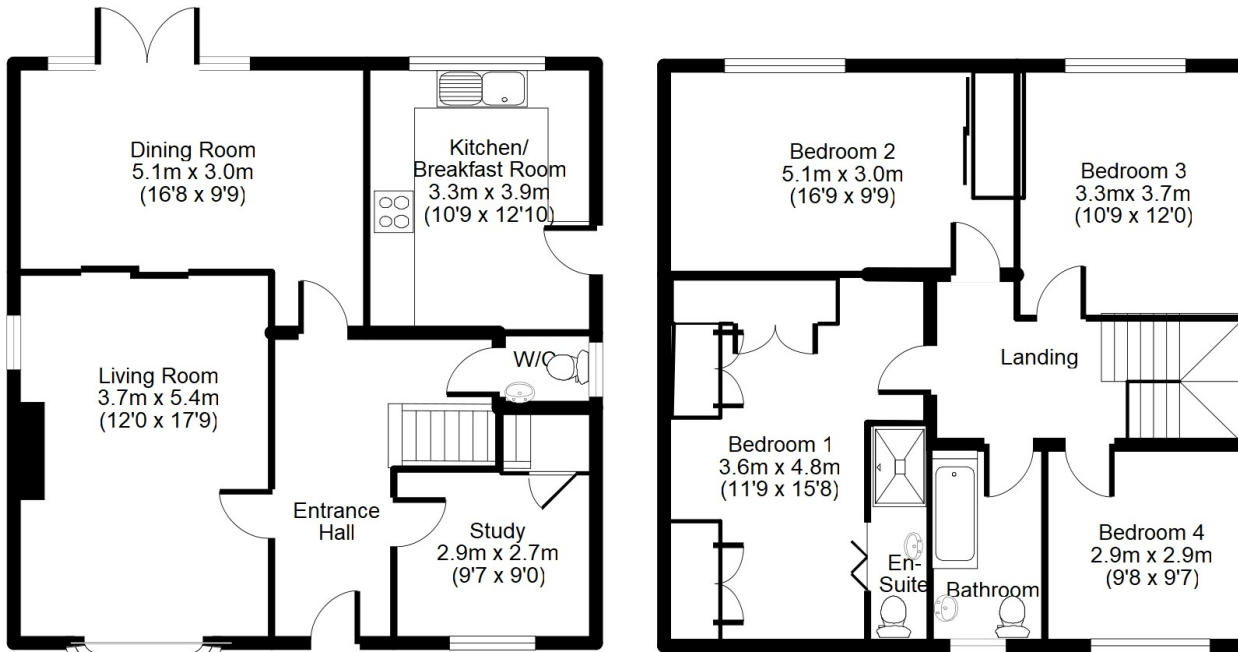


9 Shalbourne Rise, CAMBERLEY, Surrey GU15 2EJ **OFFERS IN EXCESS OF £700,000**

Virtual Tour Available Upon Request
Jigsaw Estates are proud to offer this deceptively spacious detached family home situated at the end of a cul-de-sac, within walking distance of both the town centre with its train station, shops and restaurants and Crawley Ridge Infant & Junior Schools. Accommodation comprises four double bedrooms, en-suite shower room to the master and a re-fitted family bathroom. To the ground floor there are three generous sized reception rooms, cloakroom and re-fitted kitchen/breakfast room. Externally there is driveway parking for numerous vehicles, car port and a garage (which is currently used as a store room) and the rear garden is a great size - ideal for a growing family!



- WALKING DISTANCE TO TOWN CENTRE & CRAWLEY RIDGE INFANT & JUNIOR SCHOOLS
- EN-SUITE AND REFITTED BATHROOM
- REFITTED KITCHEN/BREAKFAST ROOM
- GENEROUS SIZE REAR GARDEN
- CAR PORT
- FOUR DOUBLE BEDROOMS
- LIVING ROOM, DINING ROOM & FAMILY ROOM/STUDY
- CLOAKROOM
- GARAGE (CURRENTLY USED AS A STORE ROOM)
- DRIVEWAY PARKING FOR APPROX 5 VEHICLES



Approx. Total Floor area:
143.3 Sq M = 1542 Sq Ft

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

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		82
(69 to 80) C	72	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	