



**17 Iberian Way, CAMBERLEY, Surrey GU15 1LZ**

**OFFERS IN EXCESS OF £600,000**

\*\*\*\*NO ONWARD CHAIN\*\*\*\*

Jigsaw Estates are pleased to offer for the first time since it was built, this vacant detached house located in a desirable road and within walking distance of local Crawley Ridge Infants and Juniors, Prior Heath and Collingwood Schools. The property is neat and tidy, but could benefit from updating and could be a fabulous project with a chance to put your stamp on the property!

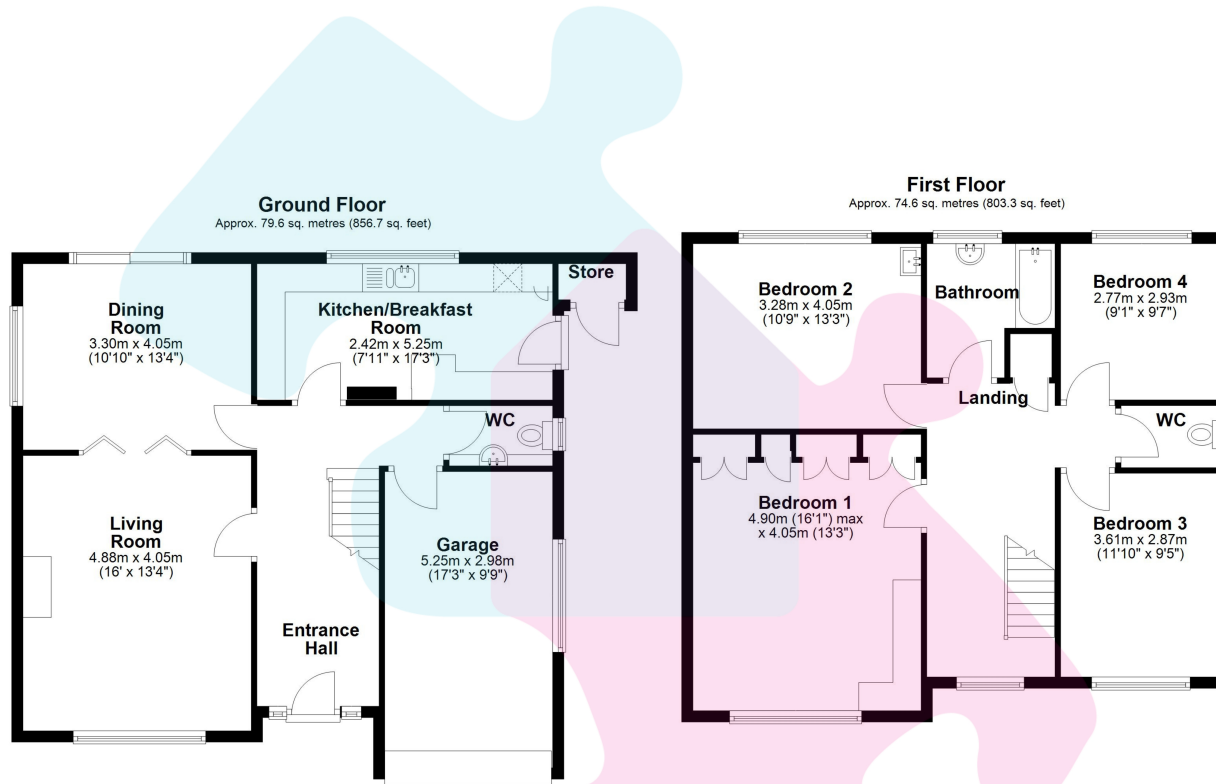
In terms of upstairs accommodation there are four double bedrooms and a family bathroom with separate wc. Downstairs there is a front aspect living room with doors opening into the dining room. Next to this is the kitchen/breakfast room (ideal to knock through to the dining room subject to the usual permissions/building regulations). There is a cloakroom and internal access to the garage.

Outside there is a large patio space and space to extend to the side and rear (subject to the usual permissions). The steps up take you a large garden which is westerly facing and the front has driveway





- NO ONWARD CHAIN
- TWO SEPARATE RECEPTION ROOMS
- WESTERLEY FACING GARDEN
- DOWNSTAIRS CLOAKROOM
- CLOSE TO EXCELLENT LOCAL SCHOOLS
- FOUR DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- BATHROOM & SEPARATE WC
- GARAGE AND DRIVEWAY PARKING FOR SEVERAL VEHICLES
- IN NEED OF MODERNISATION



Total area: approx. 154.2 sq. metres (1660.0 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 prodced by WWW.G-Whis.net  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	60	72
(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	