



2 Kingsclear Park, CAMBERLEY, Surrey GU15 2LS

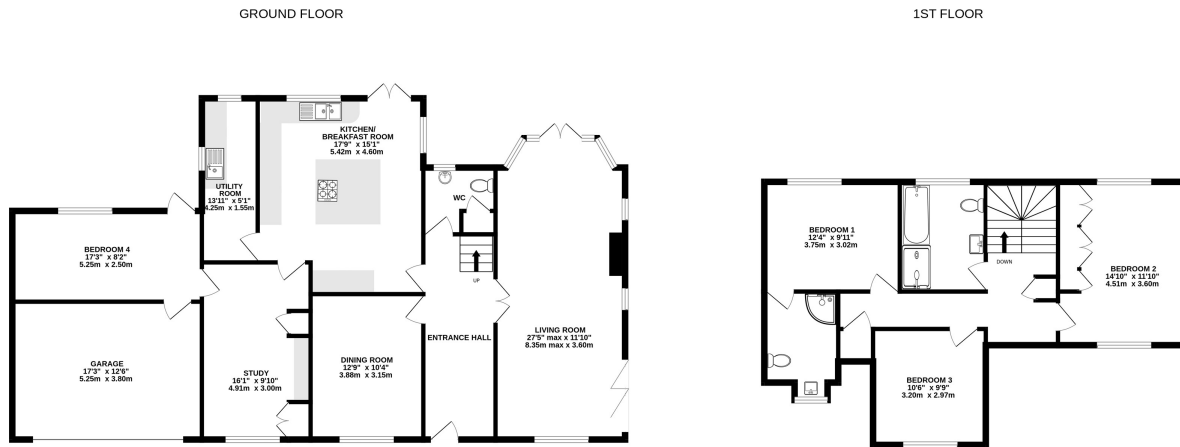
OFFERS IN EXCESS OF £900,000

Jigsaw Estates are proud to present this detached property situated just off the extremely desirable Heatherdale Road area of Camberley, within easy walking distance of the town centre. The property occupies a plot of approx 0.3 acre and in the past there was planning permission to build a double storey extension, along with a loft conversion. Currently the accommodation is set up with three bedrooms upstairs (originally there were four bedrooms), an en-suite shower room along with a refitted family bath/shower room.

Downstairs there are four reception rooms (the fourth currently set up as a bedroom), a stylish refitted kitchen/breakfast room, utility room, cloakroom and garage.



- APPROX 0.3 ACRE PLOT
- DETACHED PROPERTY
- THREE/FOUR RECEPTION ROOMS (ONE CURRENTLY USED AS A BEDROOM)
- PLANNING PERMISSION PREVIOUSLY GRANTED (EXPIRED NOW) FOR TWO STOREY EXTENSION AND LOFT CONVERSION
- REFITTED KITCHEN/BREAKFAST ROOM PLUS A SEPARATE UTILITY ROOM
- DESIRABLE RESIDENTIAL ROAD WITHIN WALKING DISTANCE OF TOWN CENTRE
- THREE/FOUR BEDROOMS (ORIGINALLY FOUR UPSTAIRS)
- SOUTH WESTERLY FACING GARDEN WITH A HIGH DEGREE OF PRIVACY
- EN-SUITE SHOWER ROOM & REFITTED FAMILY BATH/SHOWER ROOM
- GARAGE AND DRIVEWAY PARKING



TOTAL FLOOR AREA : 2207sq.ft. (205.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

