

15 Edward Avenue, CAMBERLEY, Surrey GU15 3BB

PRICE £625,000 Freehold

**** No Onward Chain ****

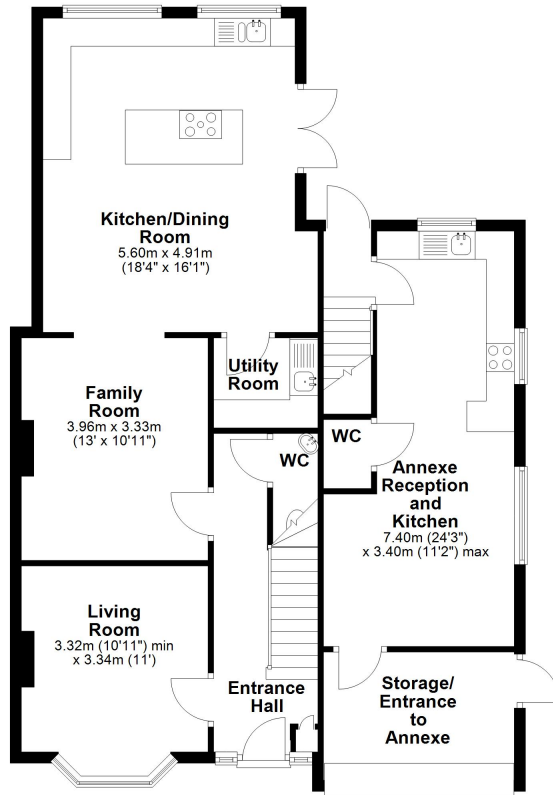
Jigsaw Estates are proud to present this unique and spacious extended semi detached home located just off the Frimley Road in Camberley. A rare opportunity, this property includes a fully self-contained two-storey annexe, ideal for multi-generational living or rental income, currently generating approx £1200 per month. There is also potential for stamp duty savings under the Multiple Dwellings Relief (subject to eligibility).

The main house itself has three good sized bedrooms and a modern refitted bathroom with separate shower cubicle. Downstairs there is a cosy sitting room to the front, a refitted cloakroom WC and a further sitting room with stylish panelled walls and a suspended ceiling. Beyond this sitting room there is a large, stunning, refitted and extended kitchen/dining room with underfloor heating along with the refitted utility room. Stepping outside onto the veranda area of the garden gives you access to the garden. The garden is south facing, has a BBQ patio, further wood decked patio, lawn area and there is a brick built



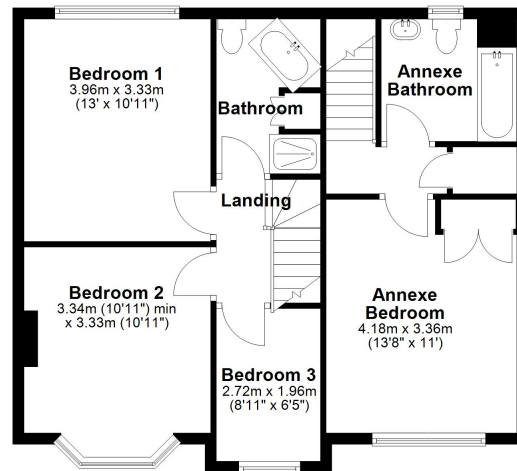
Ground Floor

Approx. 92.1 sq. metres (991.0 sq. feet)



First Floor

Approx. 63.2 sq. metres (680.0 sq. feet)



Total area: approx. 155.2 sq. metres (1671.0 sq. feet)

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

- **** NO ONWARD CHAIN ****
- **LARGE REFITTED KITCHEN/DINING ROOM WITH UNDERFLOOR HEATING**
- **REFITTED MAIN BATHROOM WITH SHOWER CUBICLE, REFITTED CLOAKROOM & UTILITY ROOM**
- **REAR GARDEN WITH VERANDER PATIO AREA & DETACHED CABIN/WORKSHOP PLUS FURTHER WOOD DECKED AREA**
- **POTENTIAL STAMP DUTY SAVINGS DUE TO MULTIPLE**

- **ANNEXE CURRENTLY ACHIEVES APPROX £1200 PER MONTH TO THE OWNER**
- **TWO RECEPTION ROOMS IN MAIN HOUSE**
- **THREE BEDROOMS IN MAIN HOUSE**
- **EXTENDED MAIN HOUSE WITH FULL TWO STOREY ANNEXE COMPRISING SEPARATE ENTRANCE LARGE BEDROOM, BATHROOM, KITCHEN/DINING/LIVING ROOM & CLOAKROOM**
- **PERFECT FOR MULTI GENERATIONAL LIVING**

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

