



## Elm Cottage Knightsbridge Road, CAMBERLEY, Surrey GU15

PRICE £1,350,000 Freehold

Jigsaw Estates are proud to offer this detached home in stunning condition situated in one of Camberley's premier locations. Accommodation comprises four double bedrooms, refitted shower room, re-fitted en-suite shower room and the loft is perfect for a conversion which would create a large main bedroom with en-suite. Downstairs there is a separate utility room and cloakroom to the front, then there is a beautiful double aspect living room with herringbone flooring and wood burner. There is also a formal dining room, large kitchen/breakfast room, study with wood burner and a gorgeous orangery leading out onto the garden. The garden has a high degree of privacy, veranda area to the side, recently constructed cabin with power, light and underfloor heating. The driveway has parking for numerous vehicles and then leads along the side of the house to a detached garage with an electric door. Overall a spectacular property and not to be missed!



Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed

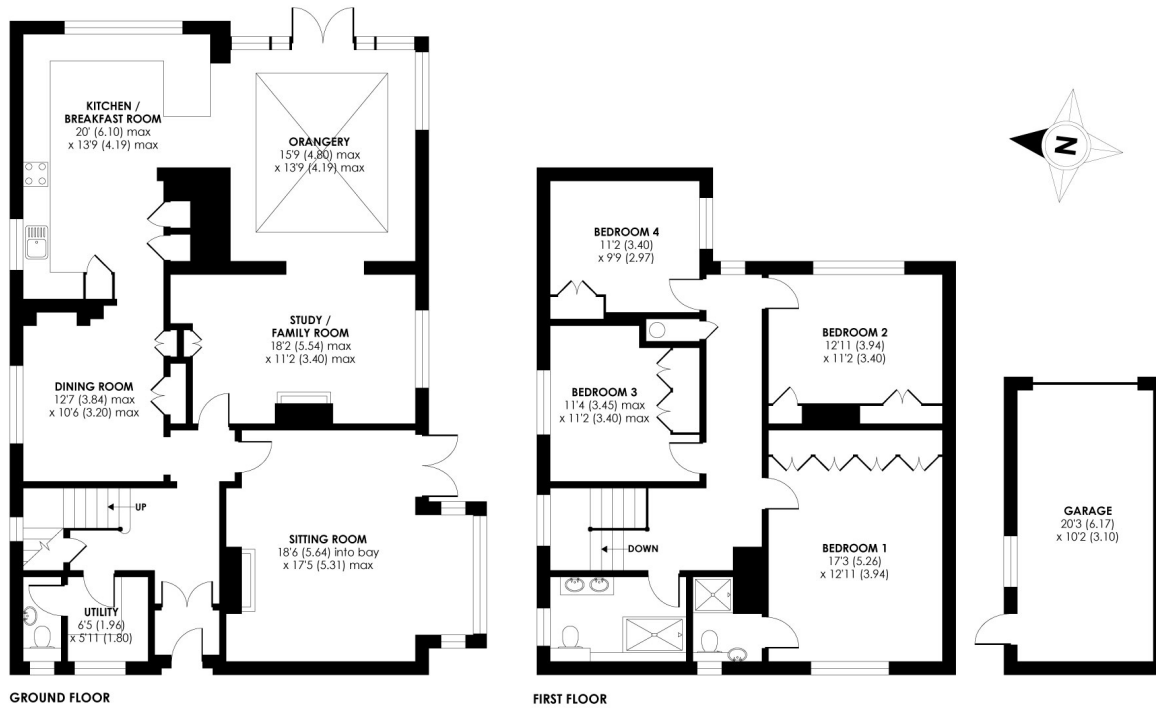
## Knightsbridge Road, Camberley, GU15

Approximate Area = 2325 sq ft / 215.9 sq m

Garage = 206 sq ft / 19.1 sq m

Total = 2531 sq ft / 235.1 sq m

For identification only - Not to scale



- DETACHED PROPERTY WITH CHARACTER
- FOUR DOUBLE BEDROOMS (BUILT IN WARDROBES)
- IMMACULATE CONDITION
- ORANGERY
- LARGE DRIVEWAY LEADING TO A DETACHED GARAGE WITH ELECTRIC DOOR

- ONE OF CAMBERLEY'S PREMIER LOCATIONS WITHIN WALKING DISTANCE TO THE TOWN CENTRE
- LARGE LOFT IDEAL FOR CONVERSION TO CREATE FIFTH BEDROOM & THIRD BATHROOM
- THREE RECEPTIONS
- KITCHEN/BREAKFAST ROOM & UTILITY
- BEAUTIFUL GARDEN WITH A HIGH DEGREE OF PRIVACY WITH RECENTLY CONSTRUCTED CABIN (WITH UNDERFLOOR HEATING)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		77
(55 to 68) <b>D</b>	64	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland		EU Directive 2002/91/EC

