



11 Collingwood Rise, CAMBERLEY, Surrey GU15 1NB

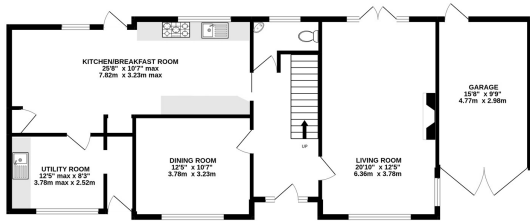
PRICE £1,000,000 Freehold

Jigsaw Estates are pleased to offer this five/six bedroom detached property situated behind electric gates at the top of one of Camberley's premier roads within walking distance of Crawley Ridge, Prior Heath and Collingwood schools. The property has been extended to accommodate further bedroom space along with a home office and garage below (this has potential to turn into an Annexe). The main house has five bedrooms, en-suite bathroom, shower room, living room with wood burner, dining room and a large 25ft kitchen/dining room. There is also a utility room and cloakroom downstairs. The rear garden is southerly facing and tiered with a high degree of privacy and access on both sides which leads onto the large gated driveway with a separate hand crafted oak boathouse and log store.

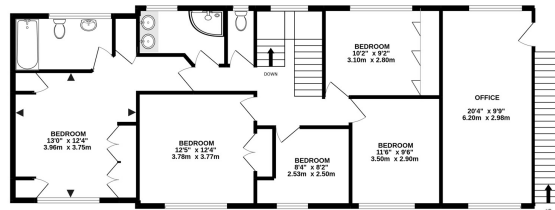


Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.

GROUND FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



1ST FLOOR
1194 sq.ft. (110.9 sq.m.) approx.



TOTAL FLOOR AREA : 2251 sq.ft. (209.1 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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- ELEVATED NON ESTATE POSITION
- FIVE BEDROOMS IN MAIN HOUSE
- FURTHER OFFICE ABOVE GARAGE ACCESSED VIA EXTERNAL STAIRCASE
- APPROX 25FT KITCHEN/DINING ROOM
- CLOSE PROXIMITY TO PRIOR HEATH, CRAWLEY RIDGE AND COLLINGWOOD SCHOOLS

- LARGE DRIVEWAY WITH HAND CRAFTED OAK BOATHOUSE & LOG STORE
- TWO RECEPTIONS
- EN-SUITE BATHROOM & SEPARATE FAMILY SHOWER ROOM
- SOUTHERLY FACING, TIERED REAR GARDEN WITH A HIGH DEGREE OF PRIVACY
- COUNCIL TAX BAND G

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	66	73
(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	

