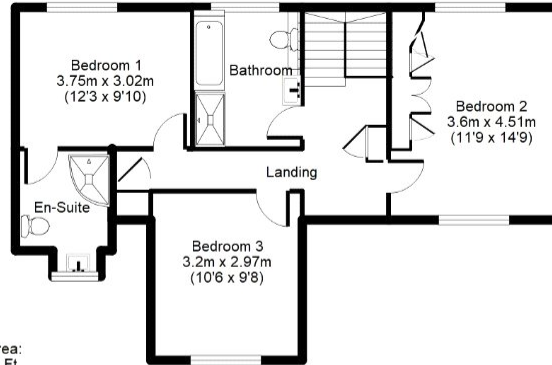


Kingsclear Park, CAMBERLEY, GU15 2LS

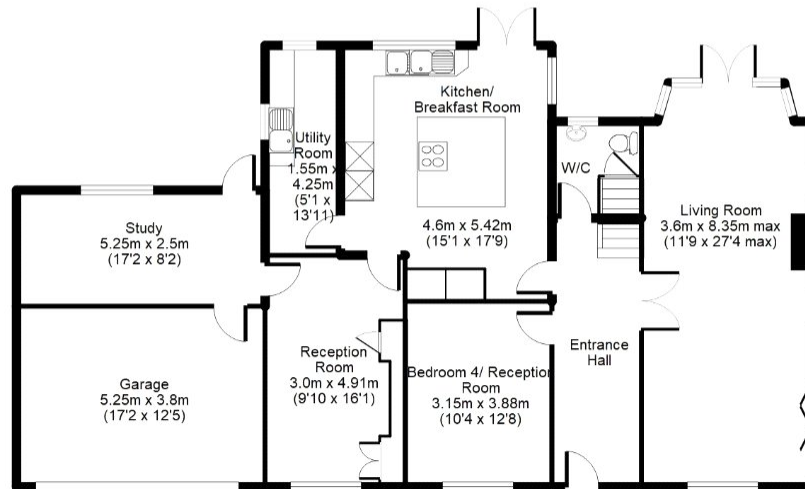
PRICE £1,000,000 Freehold

**** OPEN DAY 16TH OCTOBER BETWEEN 10AM & 2PM - BY APPOINTMENT ****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 so there is plenty of potential! Currently the accommodation is set up with three bedrooms (originally there were four), an en-suite along with a refitted family bath/shower room upstairs. Downstairs there are four reception rooms (the fourth set up as a bedroom), a stylish refitted kitchen/breakfast room, cloakroom and garage. The garden definitely has the wow factor and is south westerly facing, with a high degree of privacy and a large sandstone patio. The driveway provides parking for several vehicles. Please call us as early as possible to avoid disappointment. **NO ONWARD CHAIN!!**





Approx. Total Floor Area:
205 Sq M = 2206 Sq Ft
(Includes Garage)



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

- **** OPEN DAY 16TH OCTOBER
10AM - 2PM - STRICTLY BY
APPOINTMENT ****
- **NO ONWARD CHAIN**
- **DETACHED PROPERTY**
- **DESIRABLE RESIDENTIAL ROAD
WITHIN WALKING DISTANCE TO
TOWN CENTRE**

- **THREE BEDROOMS
(ORIGINALLY FOUR
UPSTAIRS)**
- **EN-SUITE SHOWER ROOM &
REFITTED FAMILY
BATH/SHOWER ROOM**
- **FOUR RECEPTION ROOMS
(ONE CURRENTLY USED AS A
BEDROOM)**

- **REFITTED
KITCHEN/BREAKFAST ROOM**

- **GARAGE**

-
-

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		74
(56 to 68) D	58	
(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	

