



26 Marlborough Rise, CAMBERLEY, Surrey GU15 2ED

PRICE £795,000 Freehold

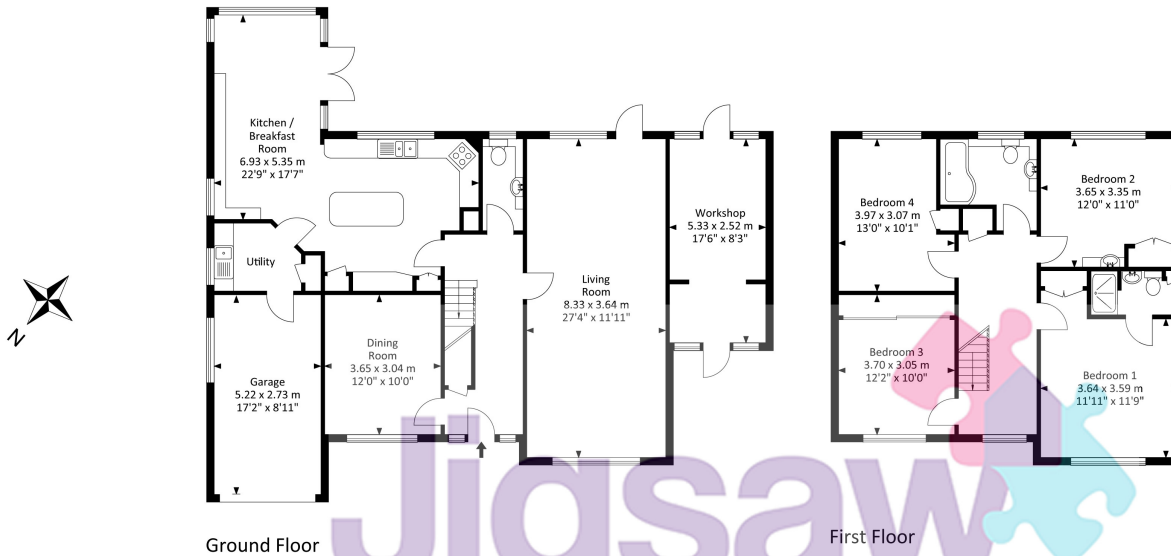
Jigsaw Estates are very pleased to present to the market this well presented, detached family home situated in a quiet cul-de-sac within walking distance of Camberley town centre. The property is located in a sought after road and is very close to a number of local schools including Crawley Ridge infant & Junior. As well as the town centre there is also the added benefit of being a short distance from Camberley train station. Accommodation of the property consists of four bedrooms, a large double aspect living room, dining room and a stunning open plan kitchen/breakfast room which opens onto a spacious conservatory. Further benefits include a utility room, cloakroom, re-fitted family bathroom and re-fitted en-suite shower room. The current owners have also installed solar panels to the roof in 2011 and a new gas boiler in 2020. The loft is insulated and the house has cavity wall insulation. Outside to the rear there is a secluded garden with a number of terraces and ponds. There is an 18ft workshop to the side of the house which also houses a large workbench and storage cupboards. To the front of the property is a driveway offering parking for a number of cars as well as steps leading up to the house. There is also a garage which can be accessed via the property internally as well as the up and over external door. Viewings are highly recommended.

Jigsaw
Estates Limited

- CAMBERLEY TOWN CENTRE
- FOUR BEDROOMS
- RE-FITTED BATHROOM
- GAS CENTRAL HEATING & SOLAR PANELS
- GARAGE
- CLOSE TO LOCAL SCHOOLS (CRAWLEY RIDGE)
- SOUGHT AFTER LOCATION
- RE-FITTED KITCHEN/BREAKFAST ROOM
- RE-FITTED EN-SUITE
- LARGE REAR GARDEN
- COUNCIL TAX BAND = F
- CAVITY WALL & LOFT INSULATION

Marlborough Rise, Camberley

Approx. Gross Internal Area
2067.5 Sq.Ft - 192.1 Sq.M
(Total Area Includes Workshop/Garage)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.