



## Portsmouth Road, CAMBERLEY, Surrey GU15 1HT

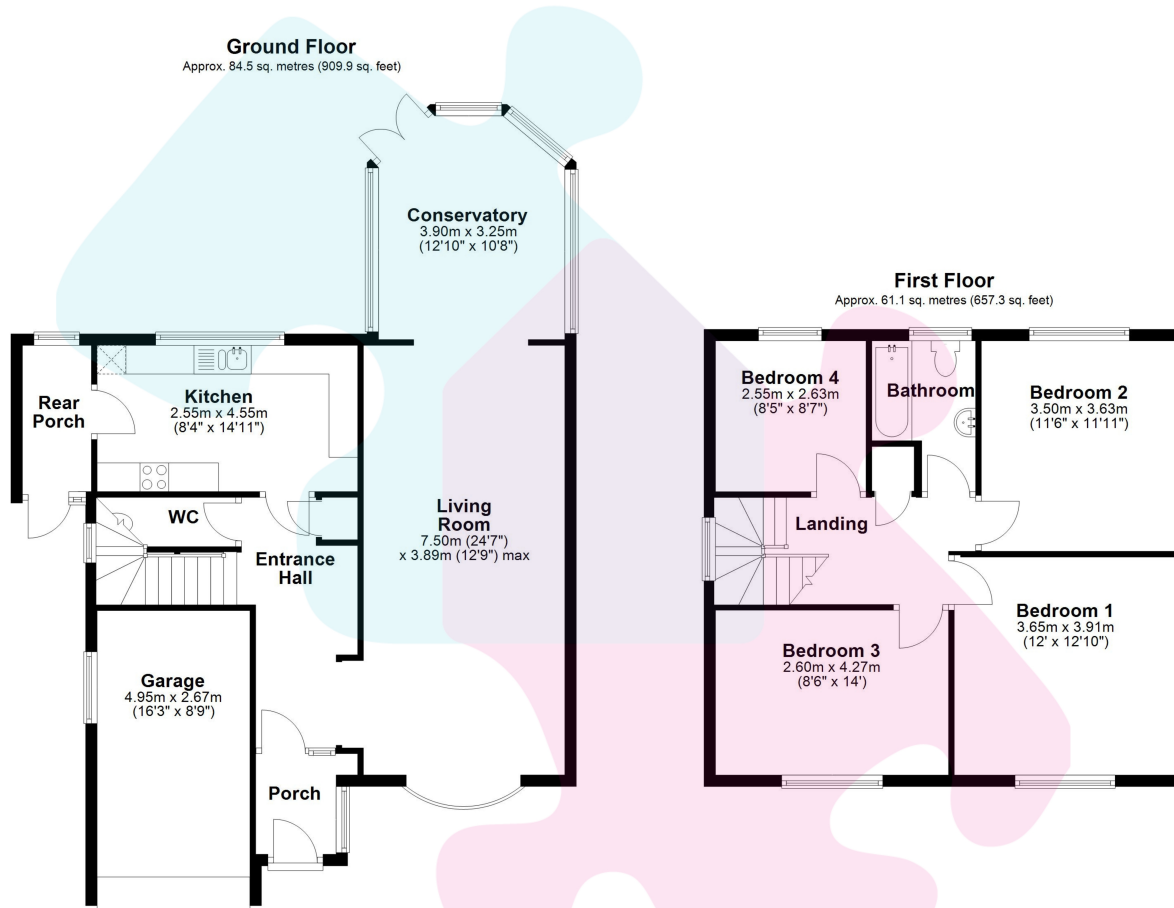
PRICE £650,000

Jigsaw Estates are pleased to present to the market this detached family home which is situated only a short distance from some excellent local schools and also less than a mile from Frimley Park Hospital and Frimley village centre.

Accommodation comprises four generous bedrooms, a large open plan lounge/diner which opens into a Upvc conservatory and a kitchen overlooking the rear garden. Further benefits include a downstairs cloakroom, family bathroom, a front & rear porch and gas central heating. There is an integral single garage with power and light which could easily be converted into additional living space (subject to obtaining the correct building regs). Outside to the rear is a secluded garden with plenty of seating areas as well as side access. To the front of the property there is a brand new driveway which offers ample off street parking.

The property is within walking distance of local schools including Tomlinscote and The Grove junior school with Ravenscote also within easy reach. Frimley Park Hospital is at the bottom of the road and for people looking to commute, Junction 4 of the M3 is just over a mile away. Frimley village offers a number of local amenities including a Waitrose supermarket and there are lots of local parks and green spaces nearby.





Total area: approx. 145.6 sq. metres (1567.2 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

EPC and Floorplan produced by WWW.G-Whis.net  
Plan produced using PlanUp.

- FOUR BEDROOMS
- CONSERVATORY
- CLOAKROOM
- GARAGE
- CLOSE TO LOCAL SCHOOLS
- EASY ACCESS TO JUNCTION 4 OF THE M3

- LARGE OPEN PLAN LIVING/DINING ROOM
- KITCHEN
- SECLUDED REAR GARDEN
- DRIVEWAY
- CLOSE TO FRIMLEY PARK HOSPITAL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	65	81
A		
(81-91)		
B		
(69-80)		
C		
(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

