



Old Portsmouth Road, CAMBERLEY, Surrey GU15 1JJ

PRICE £575,000 Freehold

Jigsaw Estates are pleased to offer this extended detached home, set at the end of a cul-de-sac and within a stone's throw of both Southcote Park which has tennis courts and a recreation field, and the highly sought after Prior Heath Infants school.

In terms of accommodation there are four bedrooms and a family bathroom upstairs. Downstairs there is a large, dual aspect living/dining room, cloakroom, kitchen and a family room with doors onto the garden. There is also a garage and driveway for several vehicles. The garden has a high degree of privacy, runs along the rear and to the side and is of a south westerly orientation.

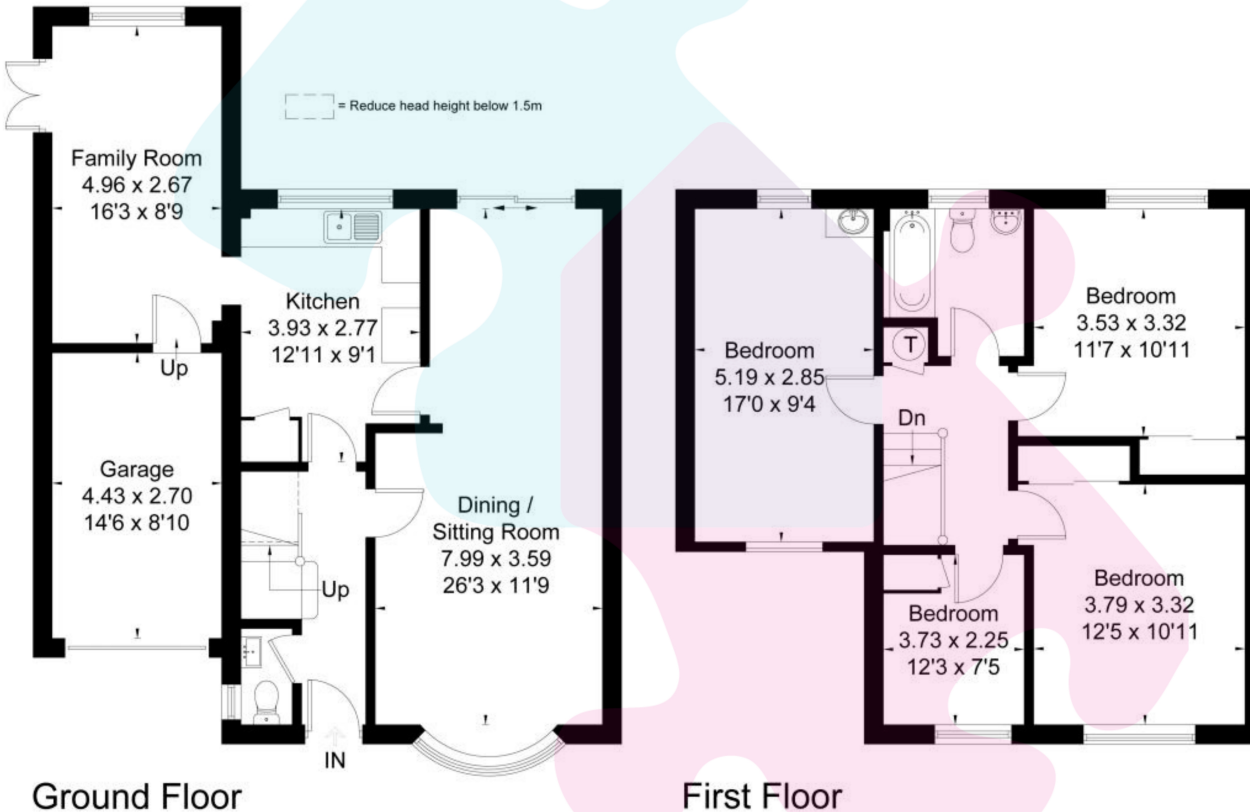
Planning permission was granted in 2023 for a part first floor extension and for a rear extension.

COUNCIL TAX BAND - E

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



Approximate IPMS2 Floor Area = 133.8 sq m / 1440 sq ft (Including Garage)
Limited Use Area = 1.8 sq m / 19 sq ft
Total = 135.6 sq m / 1459 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

- EXTENDED DETACHED HOUSE
- FOUR BEDROOMS
- SEPARATE FAMILY ROOM
- PLANNING PERMISSION GRANTED FOR REAR EXTENSION
- SOUTH WESTERLY GARDEN
- END OF CUL-DE-SAC
- LIVING ROOM AND DINING AREA
- GARAGE & DRIVEWAY
- CLOAKROOM & KITCHEN
- A STONE'S THROW TO PRIOR HEATH INFANTS SCHOOL AND SOUTHCOTE PARK (TENNIS COURTS AND RECREATION FIELD)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	56	79
A		
(81-91)		
B		
(69-80)		
C	56	79
(55-68)		
D		
(39-54)		
E		
(21-38)	56	79
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

