



2 Cornwall Close, CAMBERLEY, Surrey GU15 3UA

PRICE £895,000 Freehold

**** No Onward Chain ****

Jigsaw estates are proud to offer this detached family 'Eden' build home, situated just off the prestigious Middleton Road area of Camberley. The property occupies a corner plot approaching 1/4 acre and offers plenty of potential to extend the property, subject to the usual planning permissions.

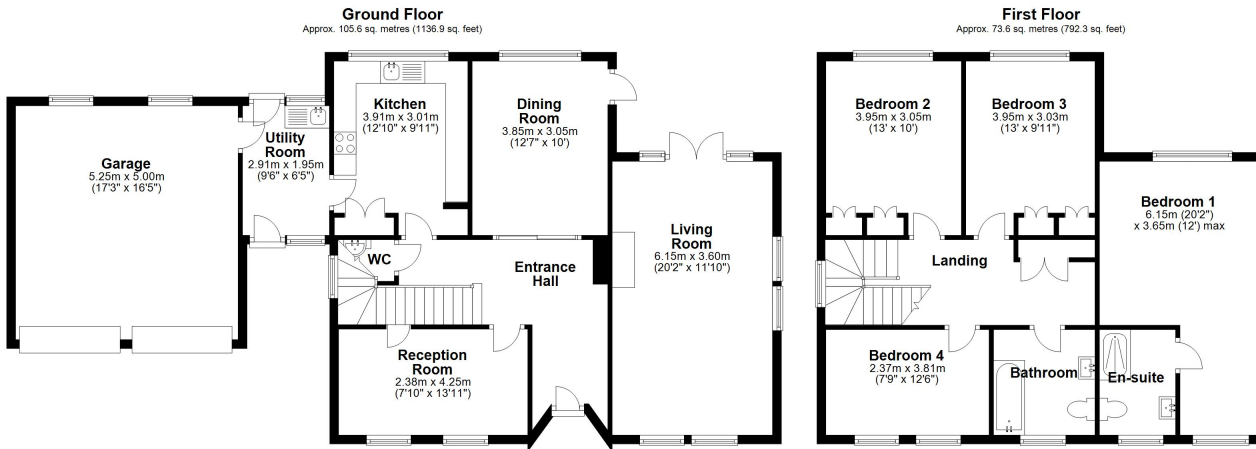
In terms of accommodation there are four double bedrooms, a family bathroom and an en-suite to the main bedroom. Downstairs there is triple aspect living room, front aspect study/family room, rear aspect dining room, cloakroom, kitchen and updated utility room.

There is a double garage along with a driveway for several vehicles. The rear garden is of a westerly orientation and has a high degree of privacy. Beautifully maintained with various established trees, plants and hedging this will attract the gardeners of the world along with those wanting to add value to their home.



- **** NO ONWARD CHAIN ****
- POPULAR 'EDEN' BUILT HOME
- EN-SUITE & FAMILY BATHROOM
- MODERNISATION REQUIRED
- DOUBLE GARAGE & DRIVEWAY FOR SEVERAL VEHICLES

- CORNER PLOT APPROACHING 1/4 ACRE
- FOUR DOUBLE BEDROOMS
- POTENTIAL TO EXTEND (SUBJECT TO USUAL PLANNING CONSENT)
- THREE RECEPTIONS
- EXCELLENT LOCAL SCHOOLS INCLUDING CRAWLEY RIDGE INFANTS AND JUNIORS AND ALSO COLLINGWOOD COLLEGE



Total area: approx. 179.2 sq. metres (1929.3 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan. EPC and Floorplan produced by WWW.G-Whis.net Plan produced using PlanItUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

