



Shalbourne Rise, CAMBERLEY, Surrey GU15 2EJ

NO ONWARD CHAIN Jigsaw Estates are excited to present to the market this detached family home situated at the end of a quiet cul-de-sac in an established road close to Camberley town centre.

Accommodation comprises four generous sized bedrooms, a large living room, dining room, a study/family room and kitchen/breakfast room. Further benefits include an en-suite to bedroom one, family bathroom, large entrance hall and downstairs cloakroom. The property has gas central heating and Upvc double glazed windows.

Outside to the rear there is a tiered garden bursting with colour with mature flower & shrub borders. There is a large patio area on the lower level as well as a section of lawn with a number of other seating areas located around the plot. There is side access via steps to the front of the property. The driveway to the front offers parking for 3-4 cars and there is an integral double garage.

The property is conveniently situated to be within walking distance of Camberley town centre & train station and a number of local schools. For keen dog walkers or runners, Barossa Common is less than a mile away which offers hundreds of acres of heathland that merges into Swinley Forest.

Council Tax Band - G

Offers on Excess of £750,000 Freehold

Jigsaw
Estates Limited

Approximate Gross Internal Area = 150.2 sq m / 1617 sq ft
 Garage = 31.3 sq m / 337 sq ft
 Total = 181.5 sq m / 1954 sq ft

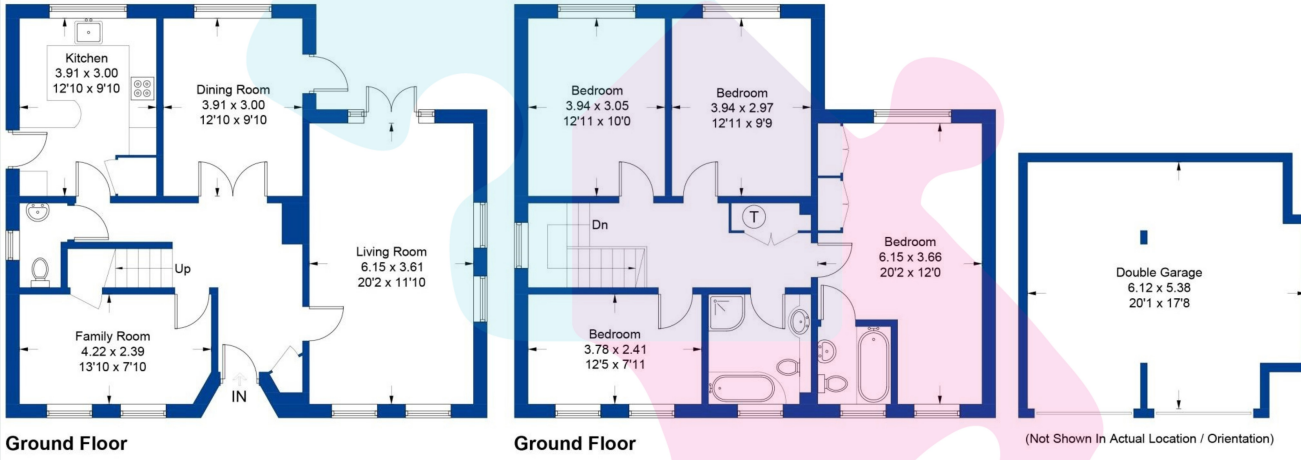


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID 937241)

- FOUR BEDROOMS
- CUL DE SAC LOCATION
- THREE RECEPTION ROOMS
- SECLUDED PLOT
- DOUBLE GARAGE WITH AMPLE PARKING
- NO ONWARD CHAIN
- CLOSE TO TOWN CENTRE
- EN SUITE AND FAMILY BATHROOM
- CLOSE TO LOCAL SCHOOLS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	74
(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	

