



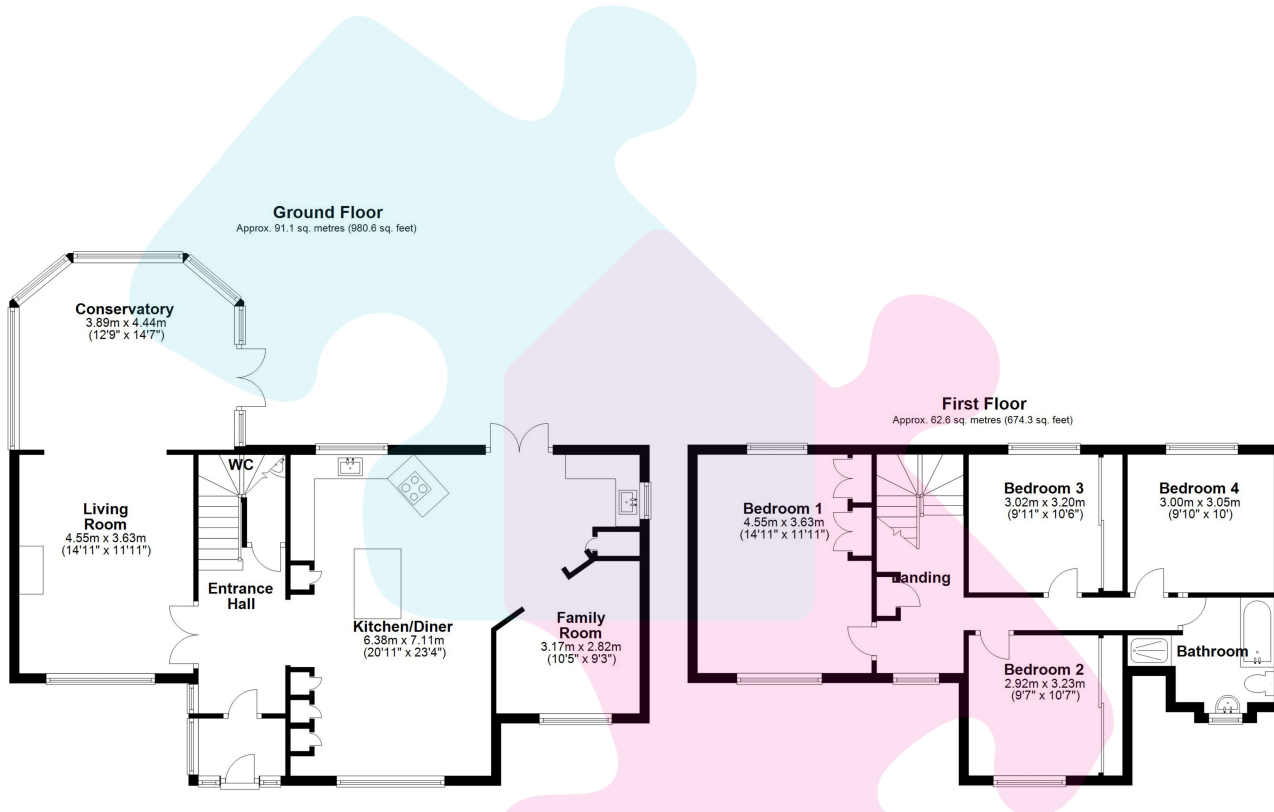
Kingsclear Park, CAMBERLEY, Surrey GU15 2LS

OFFERS IN EXCESS OF £800,000

Jigsaw Estates are pleased to offer this fine example of a detached family home in one of our favourite roads of Camberley. The town centre with its railway station, shops and restaurants is literally a 5 minute walk away. In terms of accommodation there are four double bedrooms (main bedroom is bright and airy due to the dual aspect along with the landing) and a family bathroom which also has a separate shower cubicle. Downstairs there is a stylish and spacious double aspect kitchen/dining room with island unit and built in appliances. In addition to this area there is an opening through to the snug which is ideal as a home working space or children's play room. On the other side of the house there is the front aspect living room which has a lovely flow into a huge conservatory with full views of the garden.



- PREMIER LOCATION WITHIN WALKING DISTANCE OF TOWN CENTRE
- APPROACHING 1/4 ACRE PLOT
- APPROX 23FT X 21FT REFITTED KITCHEN/DINING ROOM
- FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE
- DRIVEWAY FOR SEVERAL CARS WITH ELEVATED VIEWS
- FOUR DOUBLE BEDROOMS
- LIVING ROOM OPENING INTO LARGE CONSERVATORY
- FAMILY ROOM/SNUG
- CLOAKROOM
- COUNCIL TAX BAND G



Total area: approx. 153.7 sq. metres (1654.9 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any Garages shown on floorplan. EPC and Floorplan produced by WWW.G-Whis.net. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

