



80 Mitcham Road, CAMBERLEY, Surrey GU15 4AN

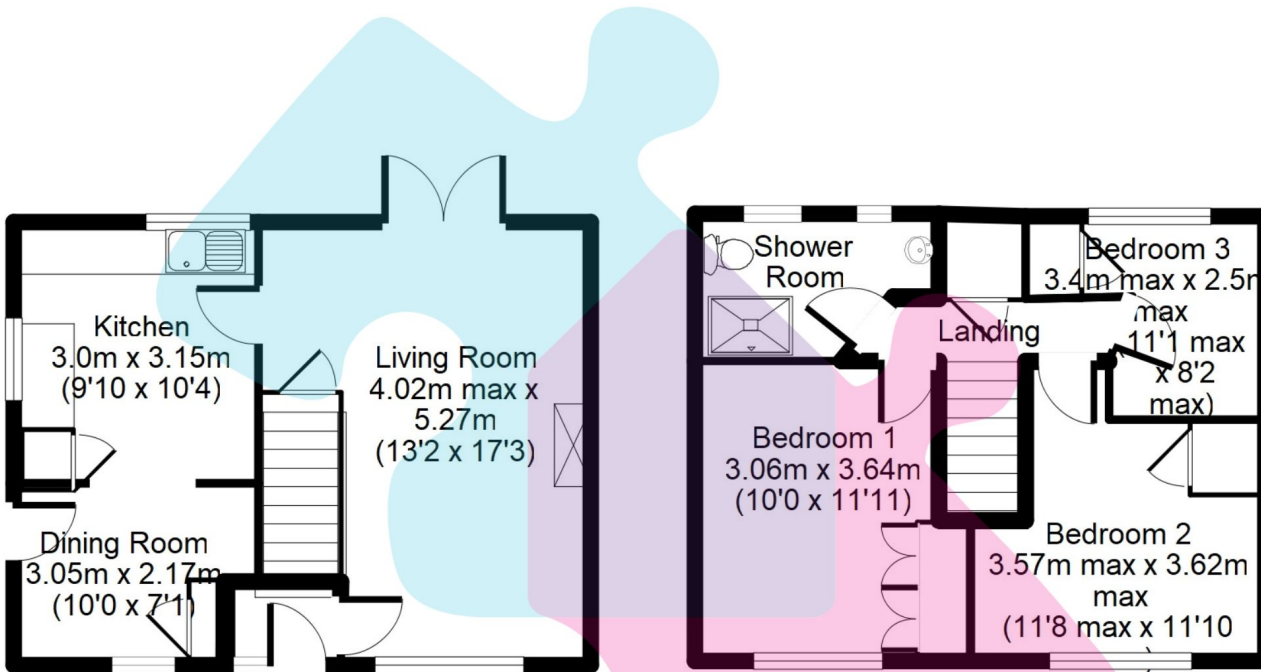
PRICE £400,000 Freehold

Jigsaw Estates are pleased to present to the market this semi detached home occupying a generous plot and coming to the market for the first time in over 50 years! The property is offered for sale with NO ONWARD CHAIN and is ideally located within walking distance of local schools including Collingwood College. There are a number of local amenities within close proximity of the property including a Co-Op supermarket and the recently built Waitrose which is a little further down the A30. Camberley town centre and train station is also only a short distance away. One of the biggest benefits is the Barossa woodland which offers acres and acres of woodland walks stretching into Swinley Forest and towards Bagshot & Bracknell. Accommodation consists of three bedrooms, a double aspect living room, kitchen & breakfast room. Further benefits include replacement double glazing and gas central heating. Outside there is a large rear garden offering plenty of scope to extend the property (subject to planning permission). To the front of the house there is a very long driveway and garden area. In our opinion this would make an ideal first time purchase!

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



- NO ONWARD CHAIN
- LARGE REAR GARDEN
- LIVING ROOM
- GAS CENTRAL HEATING
- ON THE DOORSTEP TO BAROSSA & SWINLEY FOREST
- THREE BEDROOMS
- LARGE DRIVEWAY
- KITCHEN & BREAKFAST ROOM
- CLOSE TO LOCAL SCHOOLS



Approx. Total Floor Area:
79 Sq M = 850 Sq Ft

Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

