



**10 Croft Way, FRIMLEY, FRIMLEY, Surrey GU16 8LN**

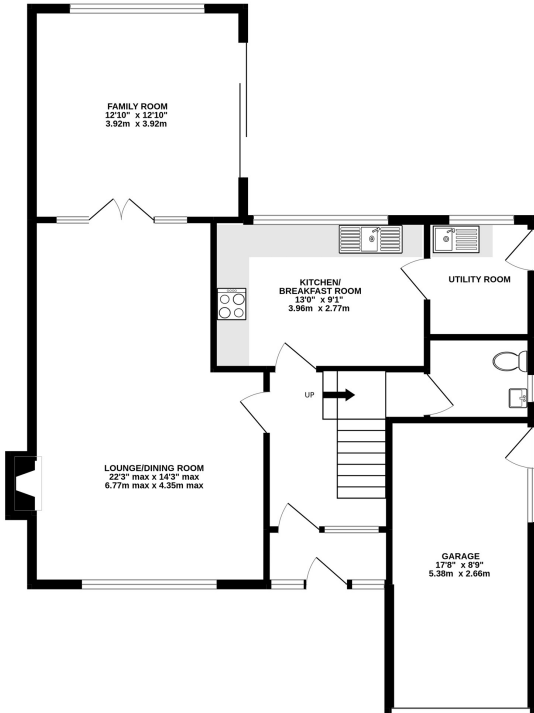
**PRICE £640,000 Freehold**

**\*\*NO ONWARD CHAIN\*\*** Jigsaw Estates are excited to offer this detached family house, located in a quiet cul-de-sac overlooking Tomlins pond. Properties here rarely come up for sale and it is a short walk to excellent local schools such as Lakeside Nursery & Primary, Ravenscote Juniors, St Augustines and Tomlinscote Secondary school. The property could benefit from some cosmetic updating and accommodation comprises four double bedrooms, bathroom, living/dining room, family room, kitchen, utility room and cloakroom. The garden is of a nice size and is fairly non-overlooked, providing space to extend the kitchen out in line with the family room (subject to relevant permissions). There is also a garage and driveway to the front.

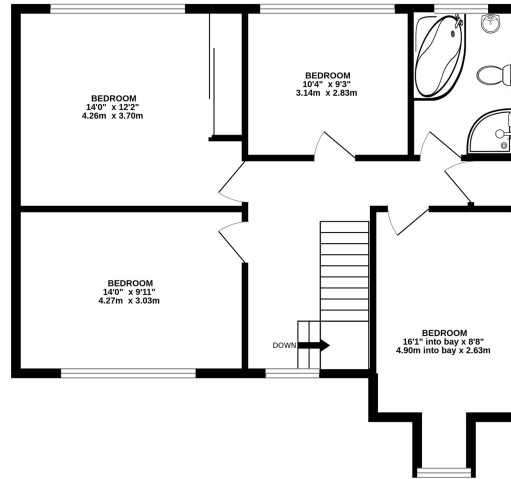


Council Tax Band F under Surrey Heath Council

GROUND FLOOR  
908 sq.ft. (84.3 sq.m.) approx.



1ST FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 1619 sq.ft. (150.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2022.

- NO ONWARD CHAIN
- QUIET CUL-DE-SAC BACKING ONTO TOMLINSCOTE SCHOOL
- LIVING/DINING ROOM
- KITCHEN AND SEPARATE UTILITY ROOM
- THE PROPERTY COULD BENEFIT FROM SOME UPDATING
- FOUR DOUBLE BEDROOMS
- LOVELY VIEWS OVERLOOKING TOMLINS POND
- SEPARATE DUAL ASPECT FAMILY ROOM WITH DOORS ONTO THE REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY & GARAGE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

