



Warren Rise, FRIMLEY, Surrey GU16 8SH

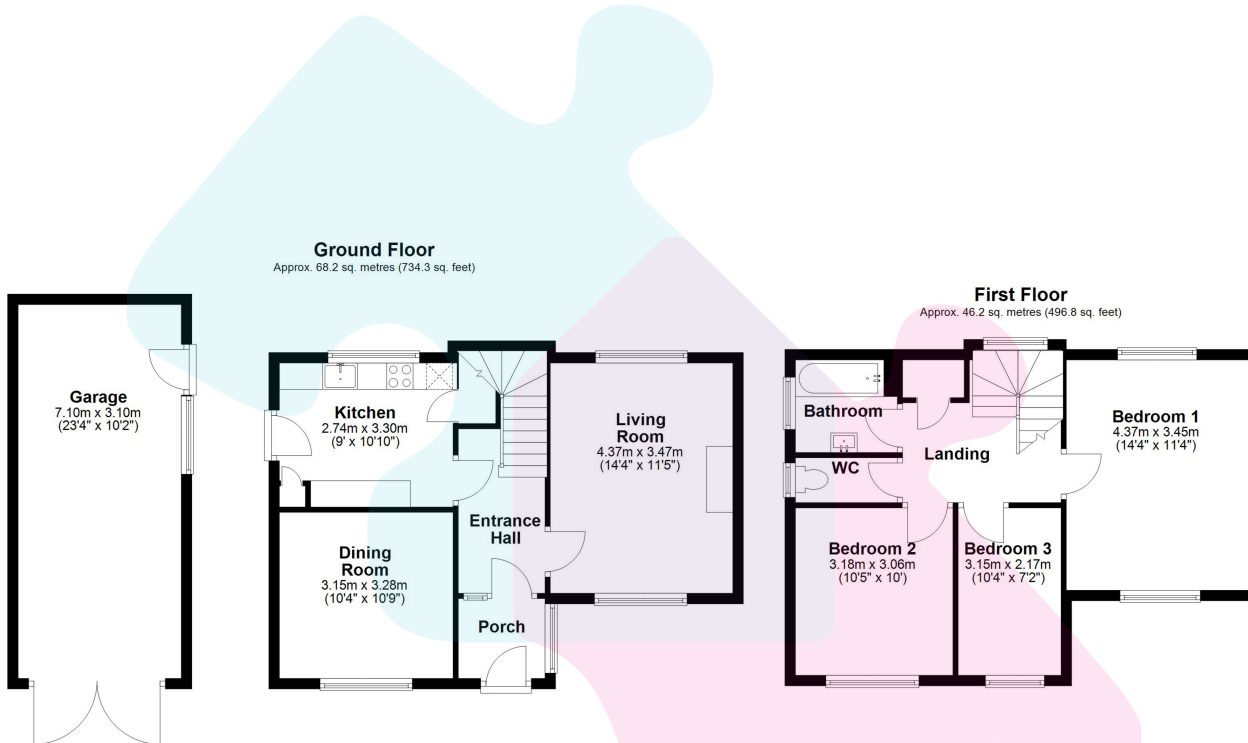
*VIEWINGS TO COMMENCE SATURDAY 29th MARCH BY APPOINTMENT ONLY *OFFERED FOR SALE WITH NO ONWARD CHAIN* Jigsaw Estates are excited to present to the market this beautifully presented detached family home occupying a fantastic plot and situated within walking distance of excellent local schools including Tomlinscote, Ravenscote and St Augustines.

Accommodation comprises three generous bedrooms, living room, dining room and a re-fitted kitchen with a number of integrated appliances. Further benefits include a re-fitted bathroom, a W.C/Wet room, gas central heating and a detached single garage with light and power. The rear garden is stunning with the whole plot approaching 0.2 of an acre. The large plot offers plenty of potential to extend (S.T.P.P) without losing too much of the garden. The sunny garden is mature with a variety of flower and shrub borders with a patio seating area and large side access via double gates (which also provides access to the garage).

The property is located within easy reach of Frimley Village and Frimley Park Hospital and there are a number of local amenities nearby. Frimley offers excellent transport links with Junction 4 of the M3 being only just a couple of miles away.

Offers in Excess of £550,000 Freehold





Total area: approx. 114.4 sq. metres (1231.1 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 PlanUp.

- NO ONWARD CHAIN
- PLOT APPROACHING 0.2 ACRE
- RE-FITTED KITCHEN/BREAKFAST ROOM ROOM
- W.C/WET ROOM
- POTENTIAL TO EXTEND (S.T.P.P)
- CLOSE TO LOCAL AMMENEITIES
- STUNNING GARDEN
- THREE BEDROOMS
- RE-FITTED BATHROOM
- GARAGE
- CLOSE TO LOCAL SCHOOL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	67	83
A		
(81-91)		
B		
(69-80)		
C		
(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		
