



## Frimley Grove Gardens, FRIMLEY, Surrey GU16 7JX

PRICE £550,000 Freehold

Jigsaw Estates are incredibly excited to present to the market this stunning semi detached property which has been thoughtfully extended by the current owners and is situated within walking distance of a number of local schools, Frimley park Hospital and Frimley village centre.

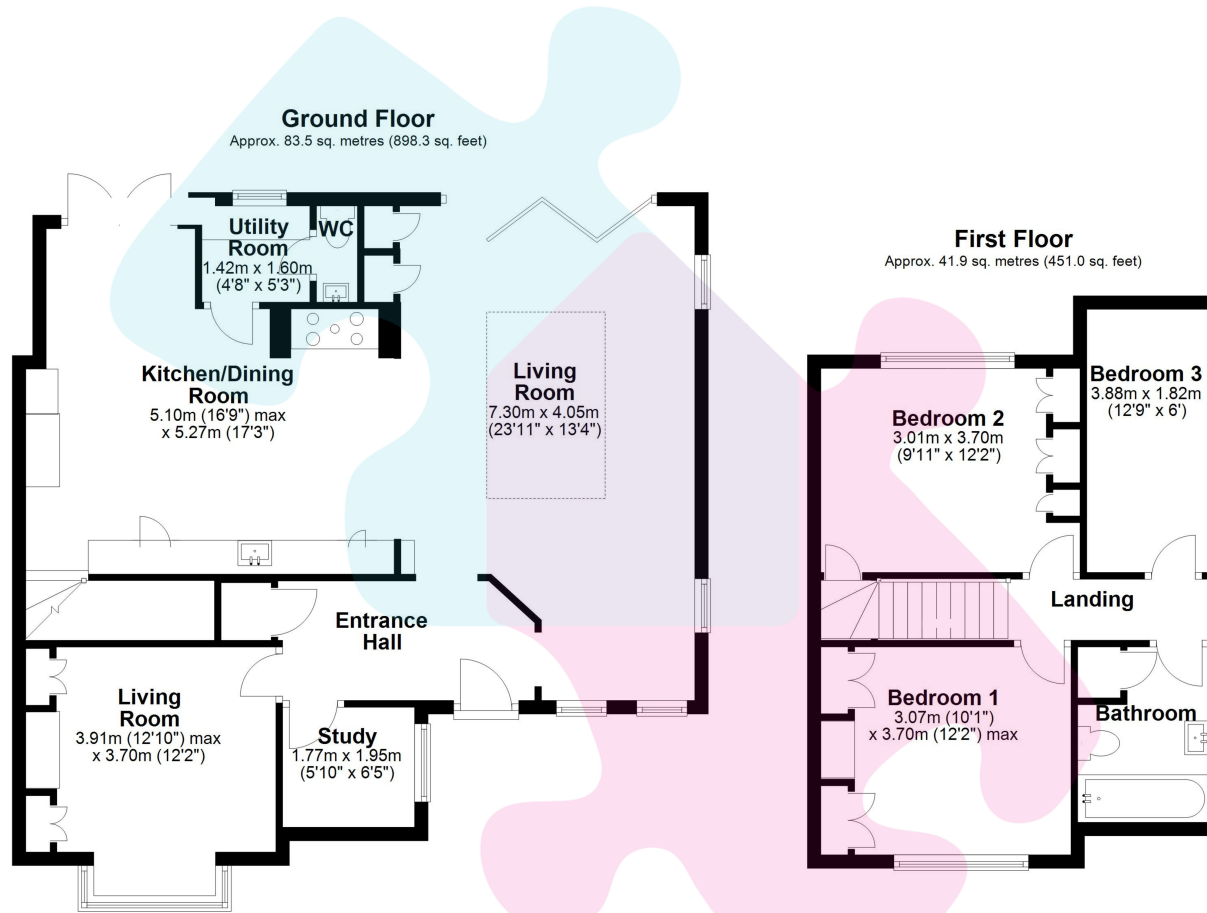
Accommodation comprises three bedrooms, a cottage style kitchen/dining room which opens into a beautiful open plan living room with a sky lantern and bi-fold doors to the garden and a separate formal living room with open fire. Further benefits include a utility room, cloakroom, study space and a tastefully fitted family bathroom. There are charming features throughout such as the original stained glass window which has been cleverly integrated into the modern living space and open fireplaces.

Outside to the rear there is a secluded garden with patio and decking area and garden sheds for storage. There is side access to the front of the property which offers a shingled driveway providing parking for 2-3 cars. The property also has planning for an additional second story extension and plans can be shown on request.





- EXTENDED SEMI DETACHED PROPERTY
- OPEN PLAN & RE-FITTED KITCHEN/BREAKFAST ROOM
- SEPARATE FORMAL LIVING ROOM
- CLOAKROOM
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- PLANNING GRANTED TO FURTHER EXTEND
- STUNNING LIVING ROOM WITH SKY LANTERN
- UTILITY ROOM
- RE-FITTED BATHROOM



Total area: approx. 125.4 sq. metres (1349.3 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	60	77
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		

