



St Catherines Road, FRIMLEY GREEN, Surrey GU16 9NW

Guide Price £1,100,000 Freehold

Jigsaw Estates are incredibly proud to present to the market this significantly improved, detached family home, situated in one of the area's most sought after roads with views out onto acres of woodland.

St Catherine's Road is deemed to be one of Frimley & Frimley Green's most desired locations. The village of Frimley Green is only a short walk away and there are a number of local schools including Tomlinscote & St Augustine's all within walking distance.

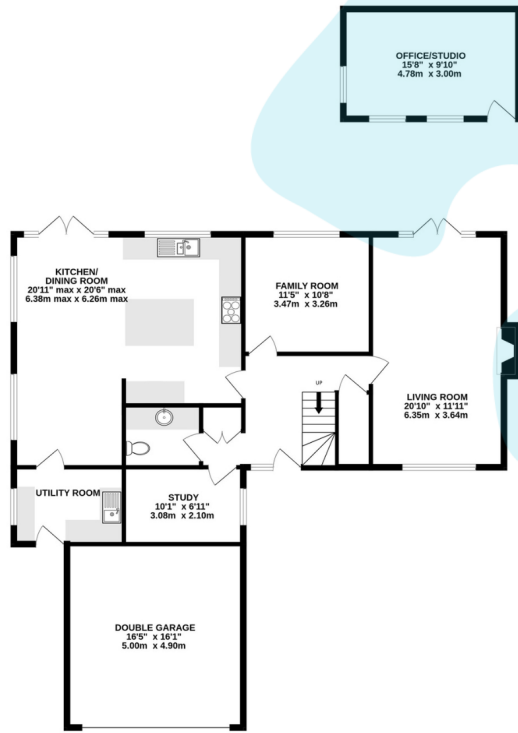
The property has been extended and now offers in excess of 2700 sq ft of accommodation. There are five generous bedrooms with the master bedroom having a walk through wardrobe, large en-suite shower room and views over the adjacent woodland. Bedroom two also has an en-suite shower room as well as a juliet balcony overlooking the rear garden. Also on the first floor there is a stunning family bathroom, with bath and shower. On the ground floor there is a re-fitted kitchen/dining room measuring in excess of 20' X 20', a large double aspect living room, study and family room. Further benefits include a utility room and downstairs cloakroom.

Outside to the rear is a secluded garden with large decking area ideal for entertaining. At there far end of the garden there is a garden cabin which has air conditioning/heating for all year round use. It is currently being utilised as an office but could easily be a garden room, games room, or gym.

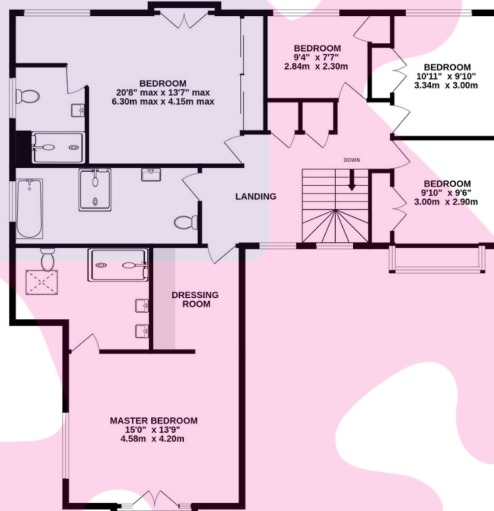
To the front of the property there is a large shingled driveway giving access to the integral double garage. There is a side gate providing access to the rear garden. Directly in front of the property there is access to the woodland which stretches all the way up to Pine Ridge Golf



GROUND FLOOR
1466 sq.ft. (136.2 sq.m.) approx.



1ST FLOOR
1337 sq.ft. (124.2 sq.m.) approx.



TOTAL FLOOR AREA : 2803 sq.ft. (260.4 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.

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- HIGHLY SOUGHT AFTER LOCATION
- EXTENDED FAMILY DETACHED HOME
- TWO ENSUITE SHOWER ROOMS
- THREE RECEPTION ROOMS
- GARDEN OFFICE WITH HEATING AND AIR CON
- LARGE DRIVEWAY
- DIRECTLY OPPOSITE WOODLAND
- FIVE BEDROOMS
- STUNNING FAMILY BATHROOM
- LARGE OPEN PLAN KITCHEN/DINING ROOM
- DOUBLE GARAGE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	80
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

