



56 Pevensey Way, FRIMLEY, Surrey GU16 9UX

OFFERS IN EXCESS OF £700,000

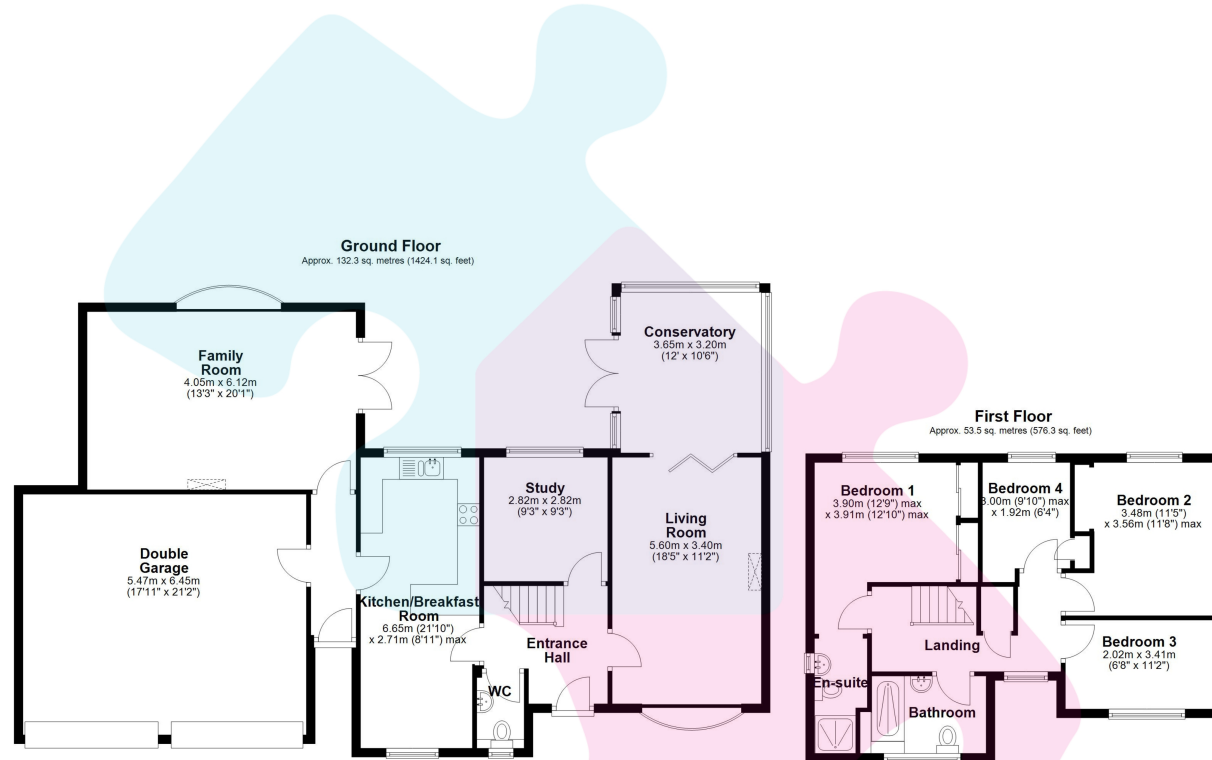
**** NO ONWARD CHAIN ****

Jigsaw Estates are proud to offer this substantial and extended detached family home situated in a cul-de-sac on the ever popular Paddock Hill development of Frimley. The property is within walking distance of excellent schools, a Tesco's Express and a pharmacy.

In terms of accommodation, the first floor offers four bedrooms with the main bedroom providing an en-suite shower room and a triple built in wardrobe. The main bathroom has been refitted and changed into a shower room.

Downstairs the house really opens up, providing space for every need of a modern family. There is a large living room which flows into a spacious conservatory with doors onto the garden. Then there is a study and a cloakroom, before entering into the kitchen/breakfast room. From here there is a lobby area with a door into the double garage and another door leading into the wonderfully spacious family/games





Total area: approx. 185.8 sq. metres (2000.3 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outbuildings or ancillary buildings shown on the floorplan.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

- NO ONWARD CHAIN
- FOUR BEDROOMS
- LARGE LIVING ROOM FLOWING INTO CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- WESTERLY FACING GARDEN
- POPULAR PADDOCK HILL DEVELOPMENT & WALKING DISTANCE TO TOMLINSCOTE, RAVENSCOTE AND ST AUGUSTINE'S SCHOOLS
- 2000 SQ FT OF ACCOMMODATION
- EN-SUITE TO MAIN BEDROOM & FAMILY SHOWER ROOM
- STUDY
- EXTENSION PROVIDING LARGE FAMILY/GAMES ROOM
- DOUBLE GARAGE & DRIVEWAY FOR FOUR VEHICLES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	61	67
(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	