



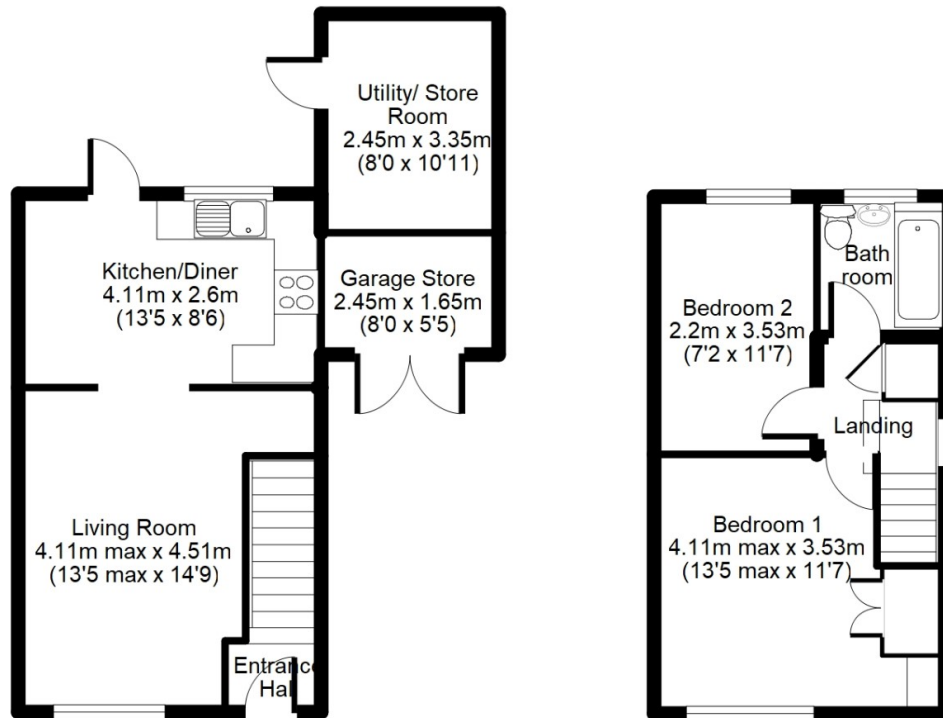
Morton Close, FRIMLEY, Surrey GU16 9UY

PRICE £375,000 Freehold

VIRTUAL TOUR AVAILABLE ON REQUEST A beautifully presented detached property on the ever popular Paddock Hill development at the end of a quiet cul-de-sac. The property is only a short walk from Sandringham Infant & Nursery School as well as being within easy access of local shops. Frimley village is also a short distance with access to the M3 and Frimley Park Hospital. Accommodation of the property comprises two double bedrooms, living room and a re-fitted kitchen/breakfast room. Further benefits include a family bathroom with white suite, Upvc double glazing and gas central heating. Outside to the rear is a sunny aspect garden with decking area and to the front of the property is a driveway offering parking for two vehicles and a single garage with power and light. This would make an ideal purchase for first time buyers or someone looking to downsize. Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.



- DETACHED PROPERTY
- LIVING ROOM
- FAMILY BATHROOM
- DRIVEWAY FOR TWO CARS
- CLOSE TO LOCAL SCHOOLS
- EASY ACCESS TO M3 AND LOCAL AMENITIES
- TWO DOUBLE BEDROOMS
- RE-FITTED KITCHEN/BREAKFAST ROOM
- SUNNY ASPECT REAR GARDEN
- SINGLE GARAGE
- CUL-DE-SAC LOCATION



Approx. Total Floor Area:
74 Sq M = 796 Sq Ft
(Includes Utility & Garage Store)

Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C		
(55 to 68) D	61	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	