



## Evergreen Road, FRIMLEY, Surrey GU16 8PU

PRICE £425,000 Freehold

Jigsaw Estates are pleased to present to the market this extended terraced property situated within a stones throw of a number of local schools including Tomlinscote, Ravenscote & St Augustines.

The property has had a number of alterations which now means it offers generous and versatile accommodation comprising three bedrooms, a living room, extended kitchen/breakfast room across the back of the house and a study. Further benefits include an integral garage with power and light, a downstairs cloakroom and family bathroom.

The landscaped and well maintained rear garden has a large patio area with the remainder of the garden mainly laid to artificial lawn with garden sheds and a gate offering rear access. To the front of the property there is a driveway offering off street parking for two cars. The property also has the added benefit of solar panels.

The property is also located within easy reach of Frimley village which has a Waitrose supermarket and for transport links you have Junction 4 of the M3 and Frimley train station. For more direct links to London Farnborough Mainline station is only a short drive away. For dog walkers and runners you have woodland walks opposite the entrance to the road which enable you to walk all the way up to Pine Ridge Golf club.

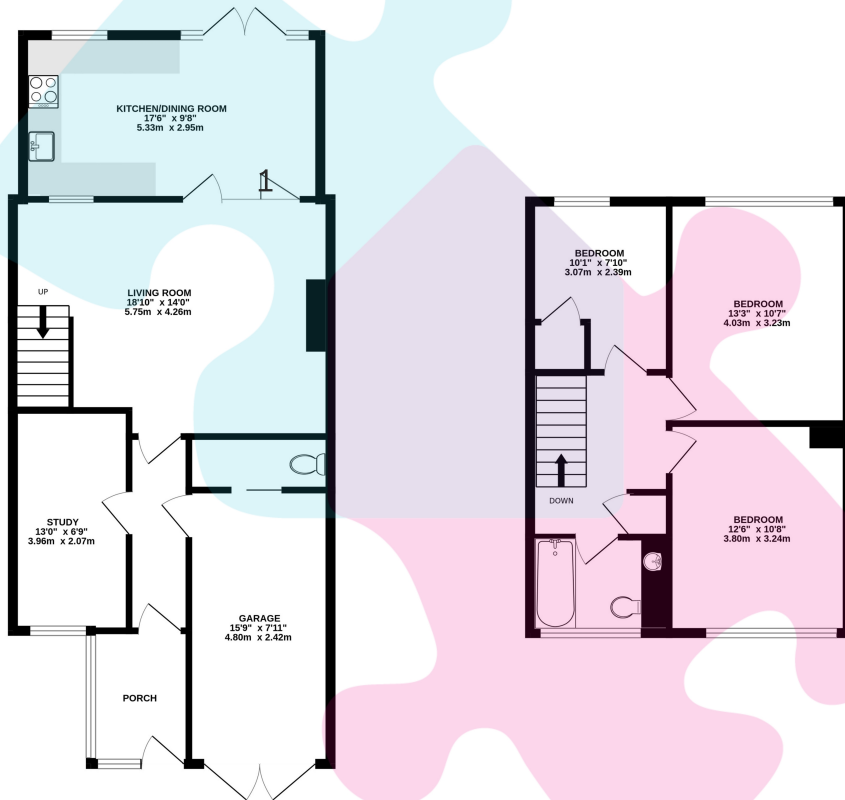
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**Jigsaw**  
Estates Limited

- THREE BEDROOMS
- LIVING ROOM
- STUDY
- DRIVEWAY AND GARAGE
- WALKING DISTANCE TO TOMLINSCOTE & RAVENSCOTE SCHOOLS
- CLOSE TO WOODLAND WALKS
- EXTENDED
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM & BATHROOM
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMMENEITIES

GROUND FLOOR  
754 sq.ft. (70.0 sq.m.) approx.

1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1220 sq.ft. (113.4 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

