



Sandringham Way, Frimley, Camberley, Surrey GU16 9YF

PRICE £500,000 Freehold

Jigsaw Estates are pleased to present to the market this well presented detached home situated at the end of a quiet cul-de-sac on the popular Paddock Hill development.

The property is conveniently positioned directly adjacent to Frimley Green Recreation Ground which has tennis courts, playing fields and a well equipped play park. It is also a few minutes walk from Sandringham Infant & Nursery school as well as being within close proximity to a number of other very well regarded secondary and junior schools. Paddock Hill also offers a Tesco Express and both Frimley Green & Frimley villages are less than a mile away.

Accommodation comprises three bedrooms, a large lounge/dining room and modern kitchen. Further benefits include a re-fitted en-suite to bedroom one, re-fitted family bathroom, cloakroom and gas central heating.

Outside to the rear is a pretty and private garden with patio area and side access. To the front there is a driveway offering parking as well as further parking area directly in front of the house. The detached single garage offers light and power. Viewings are highly recommended.

COUNCIL TAX BAND - E

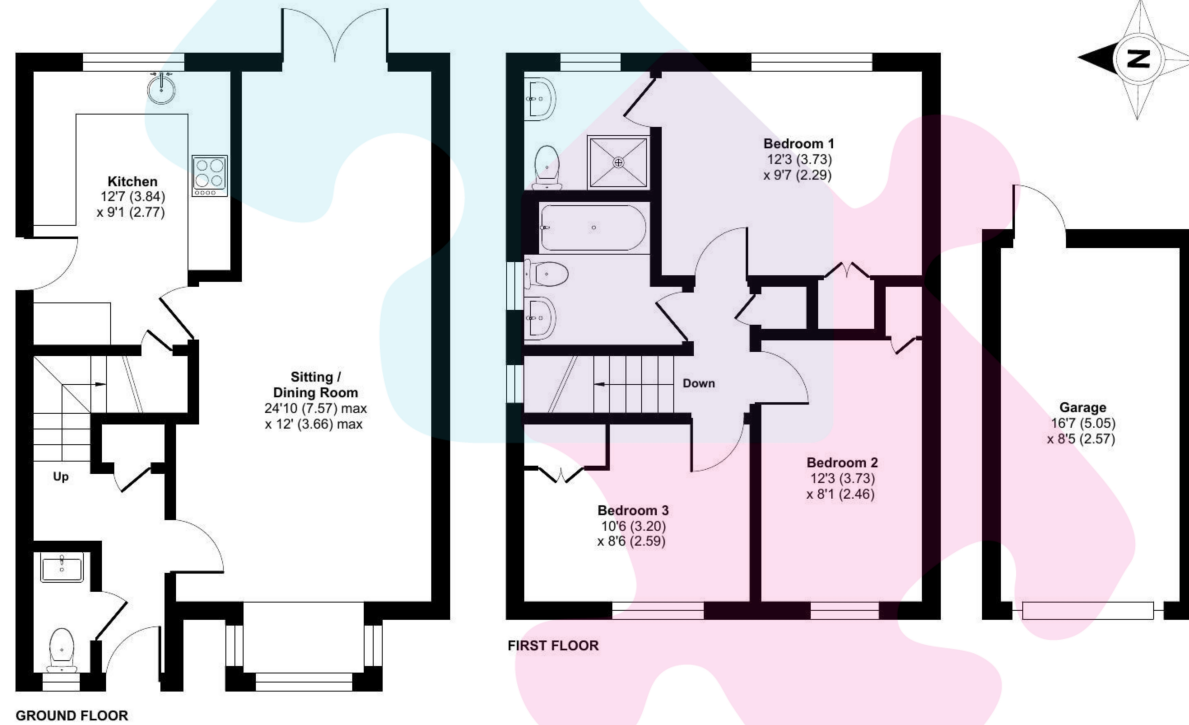
Jigsaw
Estates Limited

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Approximate Area = 1107 sq ft / 103 sq m (includes garage)

For identification only - Not to scale

- THREE BEDROOMS
- CUL DE SAC LOCATION
- FAMILY BATHROOM
- LOUNGE/DINER
- PRETTY REAR GARDEN
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- PADDOCK HILL
- EN-SUITE SHOWER ROOM
- CLOAKROOM
- MODERN KITCHEN
- DRIVEWAY & GARAGE
- ADJACENT TO FRIMLEY GREEN REC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.