



Connolly Close, DEEPCUT, Surrey GU16 6FW

PRICE £475,000 Freehold

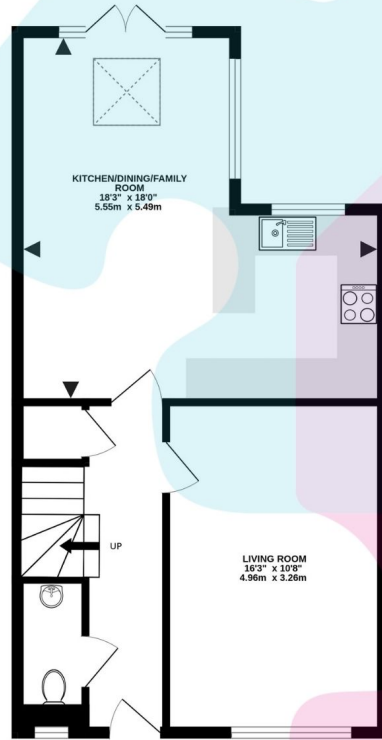
Jigsaw Estates are pleased to present to the market this beautifully presented semi detached home which is less than 5 years old and situated in an enviable position on the popular Mindenhurst development in Deepcut.

The development is already growing in popularity due to its pretty setting, easy access to local schools & amenities and being on the doorstep of the basingstoke canal & woodland walks. The recent addition of the Frog pub and childrens playpark has made this the ideal location for a family to live.

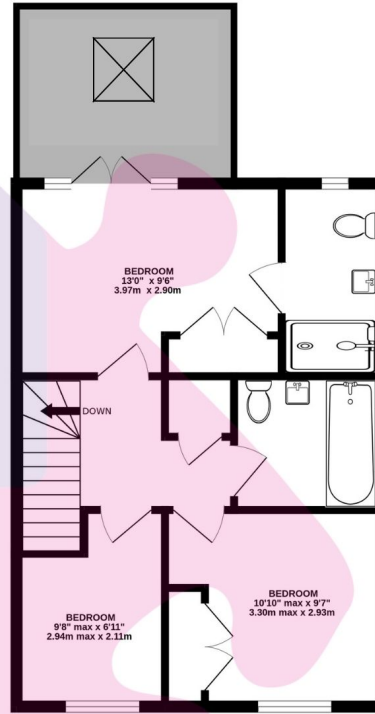
Accommodation comprises three bedrooms, a spacious reception room and a stunning and all encompassing, open-plan kitchen/dining/family room. The kitchen area has a range of built in appliances and the room is flooded with light from the roof lantern and the patio doors leading directly onto the garden. Upstairs you have a generous landing giving access to the bedrooms. The primary bedroom has fitted wardrobes and a contemporary en-suite shower room. There is a further family bathroom to service the other bedrooms. Further benefits include a downstairs cloakroom, double glazing throughout and gas central heating. Outside to the rear is a larger than average garden with patio area and side access to the driveway. The driveway offers parking for two cars. Viewings are highly recommended.



GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1017 sq.ft. (94.5 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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- RECENTLY CONSTRUCTED HOME
- PARKING FOR TWO CARS
- STUNNING ALL ENCOMPASSING KITCHEN/DINING & FAMILY ROOM
- EN-SUITE & FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES
- MINDENHURST DEVELOPMENT
- BEAUTIFULLY PRESENTED
- FURTHER RECEPTION ROOM
- LARGER THAN AVERAGE REAR GARDEN

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	86	
(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	