



## Buckingham Way, FRIMLEY, Surrey GU16 8XP

PRICE £425,000 Freehold

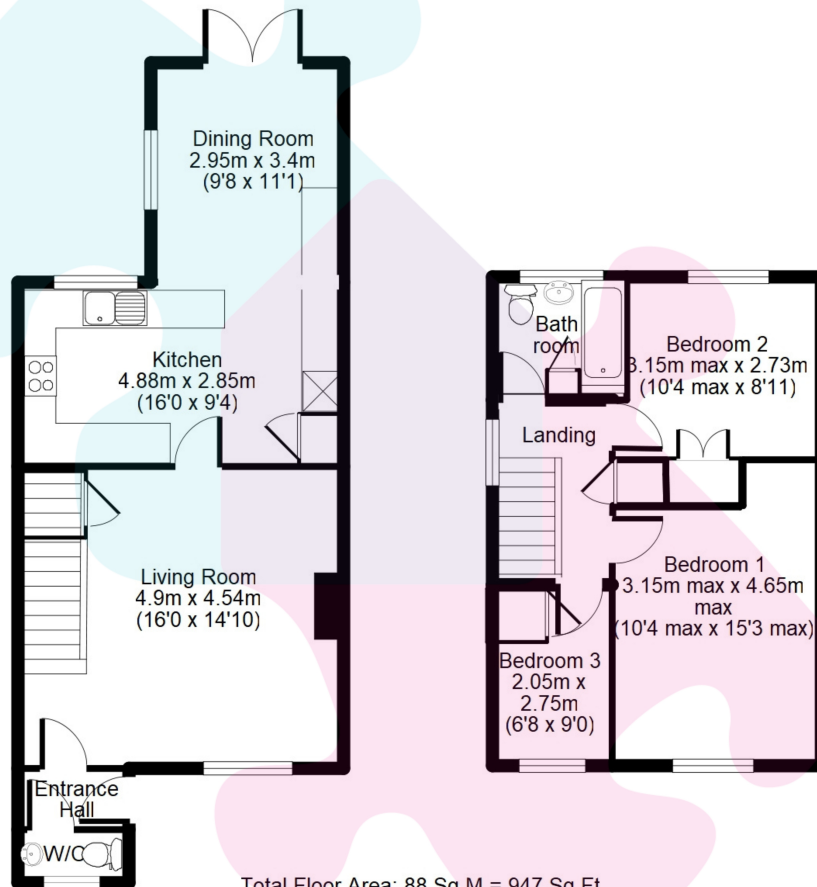
Jigsaw Estates present this extended semi detached property situated on the popular Paddock Hill development in Frimley. Local schools are only a short walk away including Sandringham and Tomlinscote. Frimley Village is also only a short distance and the location offers excellent transport links including Junction 4 of the M3.

Accommodation comprises three bedrooms, a spacious and bright living room and a fantastic open plan re-fitted kitchen/breakfast room. Further benefits include a downstairs cloakroom, re-fitted bathroom, Upvc double glazing and gas central heating.

Outside to the rear there is a sunny aspect rear garden with large decking area for entertaining. The rest of the garden has artificial lawn and a path leading to the garage which can be access directly from the garden.

In our opinion this would be an ideal first time purchase or suit someone looking to downsize!





Total Floor Area: 88 Sq M = 947 Sq Ft

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

- THREE BEDROOMS
- SEMI DETACHED
- CLOAKROOM
- SUNNY REAR GARDEN
- CLOSE TO LOCAL SCHOOLS
- EXCELLENT TRANSPORT LINKS NEARBY

- LARGE LIVING ROOM
- EXTENDED KITCHEN/BREAKFAST ROOM
- RE-FITTED BATHROOM
- GARAGE IN A BLOCK BEHIND THE PROPERTY
- CLOSE TO LOCAL AMENITIES
- CLOSE TO FRIMLEY PARK HOSPITAL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	65	82
A		
(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		

