



Pevensey Way, FRIMLEY, Surrey GU16 9YJ

PRICE £475,000 Freehold

OFFERED FOR SALE WITH NO ONWARD CHAIN Jigsaw Estates are proud to present to the market this link detached family home situated within walking distance of a number of local schools on the extremely popular Paddock Hill development in Frimley.

The current owners have maintained and updated the property to a high standard and accommodation comprises three bedrooms, a spacious lounge/diner and a re-fitted kitchen. Further benefits include a Upvc conservatory, re-fitted family bathroom, entrance lobby and downstairs W.C.

Outside to the rear there is a secluded and sunny aspect garden with patio area. There is storage for bins and a garden shed to the side of the property as well as access to the single garage which has light and power. To the front there is driveway parking for two cars.

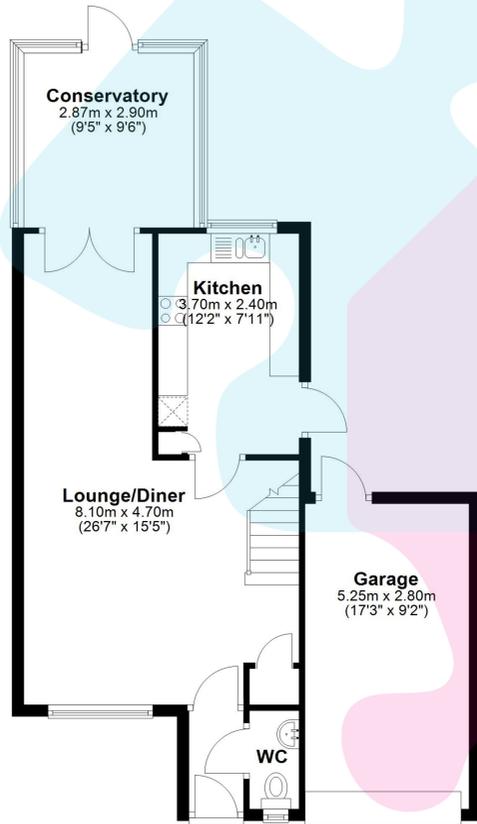
Just a short walk from the house you will find the local Tesco Express for your day to day needs. For larger a supermarket you have Waitrose in Frimley which is only a couple of miles away. The local schools nearby include Sandringham infants, Ravenscote, The Grove and Tomlinscote. For green spaces you are only across the road from the Frimley Fuel allotments which offers acres of woodland walks. You will also find Frimley Green Rec and playpark and Frimley Lodge Park close by.



- NO ONWARD CHAIN!
- THREE BEDROOMS
- RE-FITTED KITCHEN
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS
- PADDOCK HILL
- LOUNGE/DINER
- CONSERVATORY
- GARAGE AND DRIVEWAY
- CLOSE TO LOCAL AMENITIES

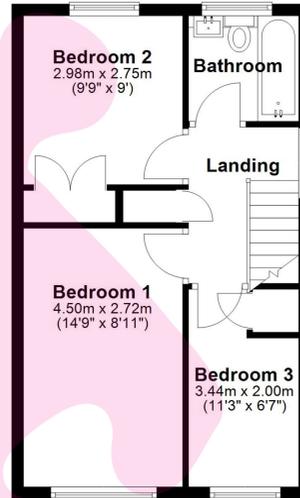
Ground Floor

Approx. 64.9 sq. metres (698.5 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.2 sq. feet)



Total area: approx. 102.9 sq. metres (1107.7 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

