



## 38 Berkeley Crescent, FRIMLEY, Surrey GU16 8YN

OFFERS IN EXCESS OF £425,000

Jigsaw Estates are pleased to offer this link detached family home, nestled into the end of a cul-de-sac within the ever popular Paddock Hill development of Frimley. There is a path leading up onto St Catherine's Road where there is excellent dog walking etc in the woods. Another path leads down towards the local shops and of course there are various great schools to choose from.

In terms of accommodation there are three good sized bedrooms, a family bathroom, generous sized living room which spans across to the dining area, kitchen and a cloakroom. To the front there is driveway parking plus the single garage, which has a timber built storage room on the back (ideal to re-construct into an office or utility room subject to any necessary permissions). The garden is quite private and mainly laid to lawn.

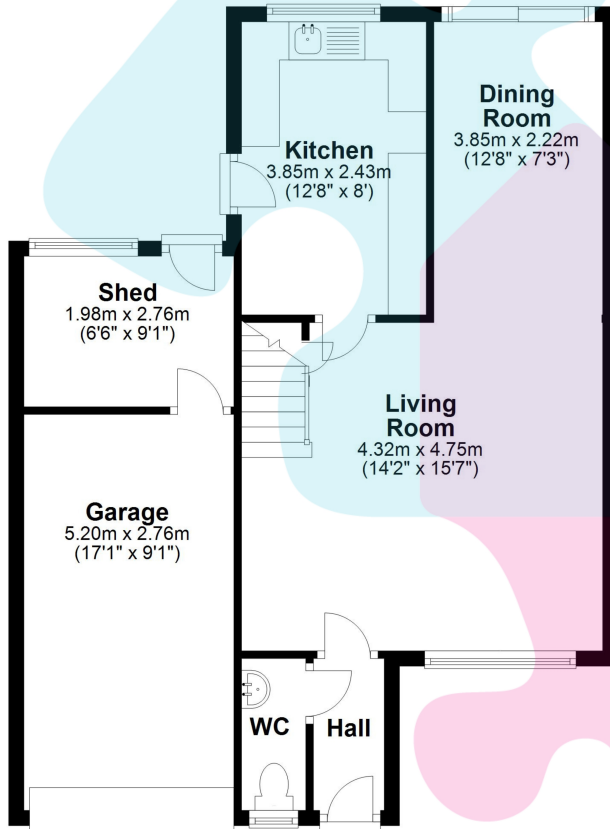
Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.



- LINK DETACHED FAMILY HOME
- END OF QUIET CUL-DE-SAC NEXT TO ST CATHERINES ROAD
- KITCHEN
- REAR GARDEN
- GOOD SIZED LIVING ROOM AND DINING ROOM
- POPULAR PADDOCK HILL DEVELOPMENT
- FAMILY BATHROOM & CLOAKROOM
- SINGLE GARAGE
- DRIVEWAY PARKING
- THREE GOOD SIZED ROOMS

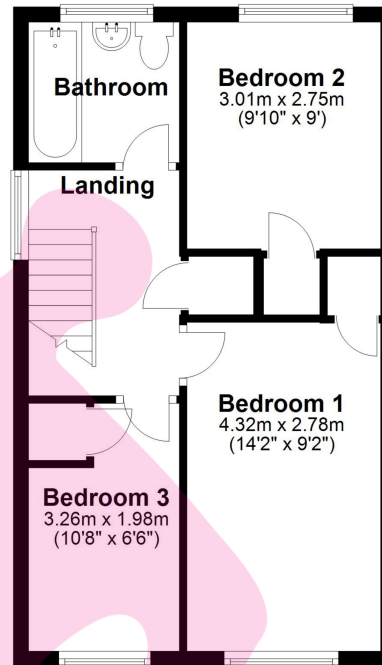
### Ground Floor

Approx. 64.1 sq. metres (689.6 sq. feet)



### First Floor

Approx. 38.3 sq. metres (412.1 sq. feet)



Total area: approx. 102.4 sq. metres (1101.7 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	60
(55-68)	D	
(39-54)	E	60
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

