

## Radcliffe Close, FRIMLEY, Surrey GU16 9FF

Jigsaw Estates are pleased to present to the market this detached family home situated on the ever popular Paddock Hill development in a quiet cul-de-sac position. The property is only a stones throw from the local recreation centre and the woodlands that surround it. There are a number of local schools within walking distance including Tomlinscote, Frimley C of E & Sandringham Infant school and you can also walk into both Frimley & Frimley Green villages easily.

Accommodation comprises four bedrooms including three doubles, a living room, dining room and re-fitted kitchen/breakfast room. Further benefits include a utility room, a downstairs cloakroom and en-suite shower room to bedroom one.

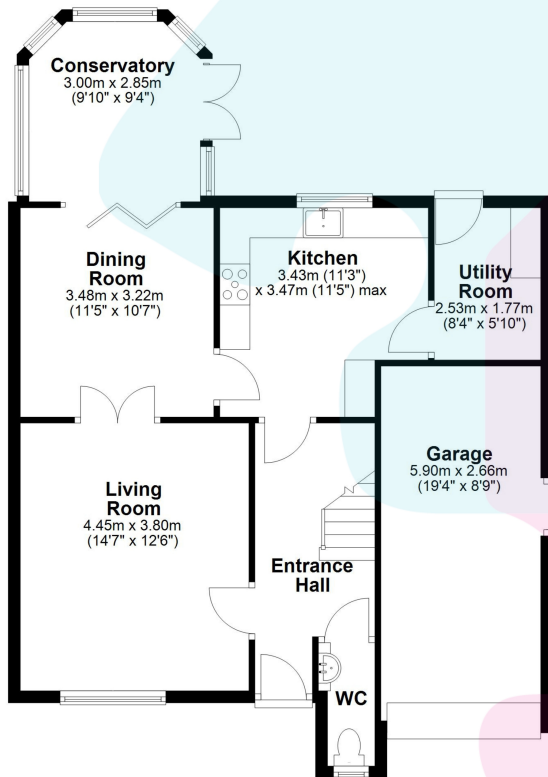
Outside there is a tranquil garden with raised composite decking area leading down to the remainder of the garden which is mainly laid to lawn. There is side access which leads to the front of the property where you will find a driveway offering parking for two cars. The integral single garage offers power and light.

Offers in Excess of £600,000 Freehold



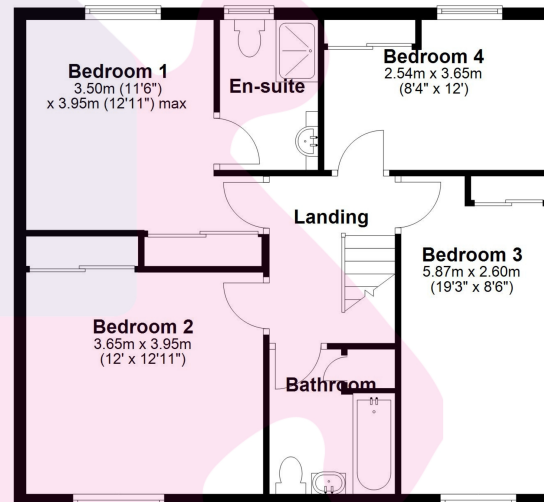
### Ground Floor

Approx. 80.4 sq. metres (865.0 sq. feet)



### First Floor

Approx. 68.3 sq. metres (735.3 sq. feet)



Total area: approx. 148.7 sq. metres (1600.3 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.

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- CUL-DE-SAC
- CLOSE TO LOCAL SCHOOLS

- EN-SUITE & BATHROOM
- RE-FITTED KITCHEN/BREAKFAST ROOM
- GARAGE
- SECLUDED REAR GARDEN
- ADJACENT TO FRIMLEY GREEN REC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C	69	
(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	