



Montrose Close, FRIMLEY, Surrey GU16 8TD

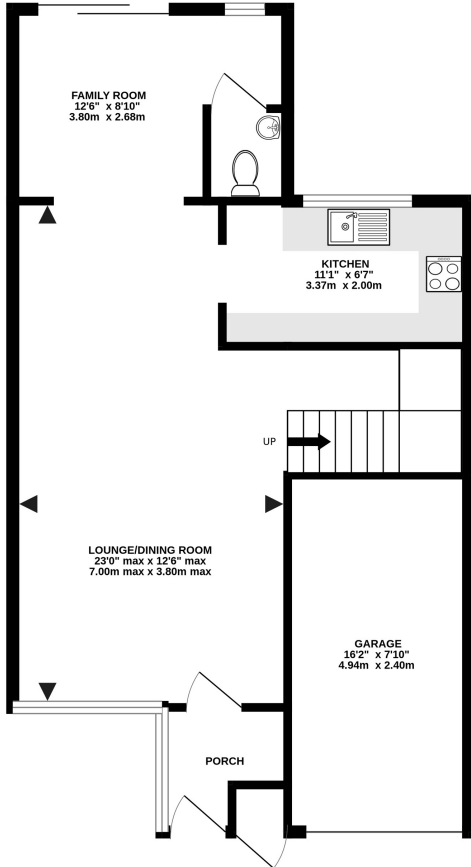
OFFERS IN EXCESS OF £400,000

Jigsaw Estates are proud to offer this three bedroom staggered end of terrace home situated a stone's throw to the gates of The Grove School as well as being a short walk to Ravenscote, Tomlinscote and St Augustines. The property is positioned in the corner at the end of the cul-de-sac with various parking areas on the road along with a parking area in front of the house and a garage. The bedrooms are wonderfully light and of generous sizes and the bathroom has been refitted. Downstairs there is the porch which leads onto the living/dining room which in turn leads onto the extension which can be used as a family/music room which overlooks the garden. There is also a cloakroom as well as the refitted kitchen with some built in appliances. Personally I believe the garden is a big selling point as it is larger than most and you can tell the current owners have their 'green fingers' out all the time as it is beautifully maintained.

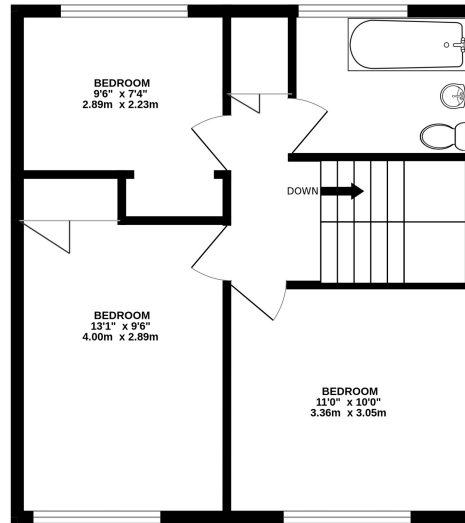
It is also worth noting the windows have also been recently replaced.



GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1135 sq.ft. (105.5 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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- EXCELLENT LOCATION FOR SCHOOLS
- THREE BEDROOMS (TWO DOUBLES AND A GENEROUS SINGLE)
- LIVING/DINING ROOM
- CLOAKROOM & PORCH
- BEAUTIFULLY MAINTAINED MATURE AND GENEROUS SIZE GARDEN
- STAGGERED END OF TERRACE HOUSE
- REFITTED BATHROOM
- FAMILY ROOM AREA
- REFITTED KITCHEN
- GARAGE AND DRIVE AREA

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(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	