



60 Old Pasture Road, FRIMLEY, Surrey GU16 8RU

PRICE £425,000 Freehold

Jigsaw Estates are pleased to present to the market this semi detached property occupying a very generous plot and situated in a popular residential road in Frimley within walking distance to a number of local schools.

The property requires updating and modernisation throughout and accommodation comprises three bedrooms, living room, dining room and kitchen/breakfast room. The property has gas central heating and an upstairs W.C with separate family bathroom.

Outside to the rear there is a very large garden which is mainly laid to lawn with a mature wooded area to the far end of the plot. To the front of the property there is a driveway and front garden. The attached single garage can be accessed from the driveway. In our opinion the property offers plenty of scope for further development and extension (S.T.P.P) and would be a fantastic investment.

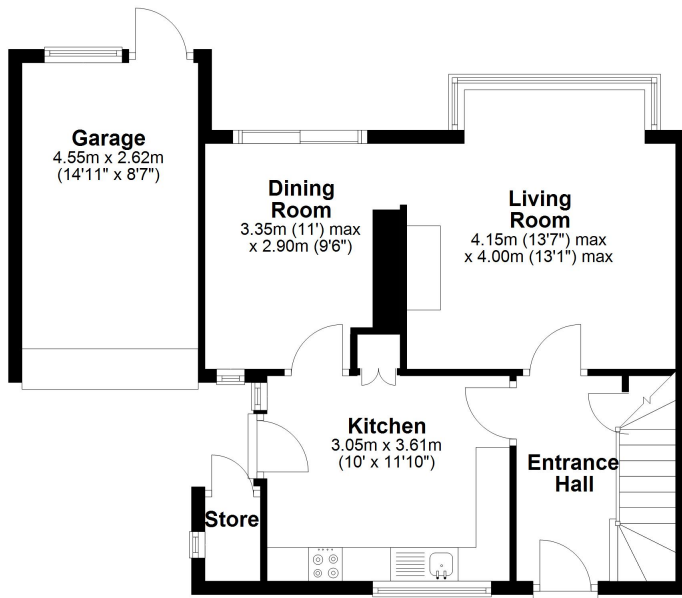
Old Pasture Road is within walking distance of a number of excellent local schools including The Grove,



- NO ONWARD CHAIN
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- POPULAR LOCATION
- CLOSE TO FRIMLEY PARK HOSPITAL
- LARGE PLOT
- TWO RECEPTION ROOMS
- POTENTIAL TO EXTEND (S.T.P.P)
- CLOSE TO LOCAL SCHOOLS
- GARAGE AND DRIVEWAY

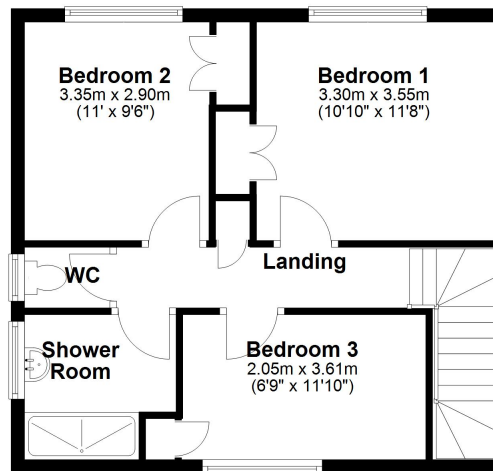
Ground Floor

Approx. 57.0 sq. metres (613.3 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.3 sq. feet)



Total area: approx. 102.4 sq. metres (1102.5 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		80
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 