



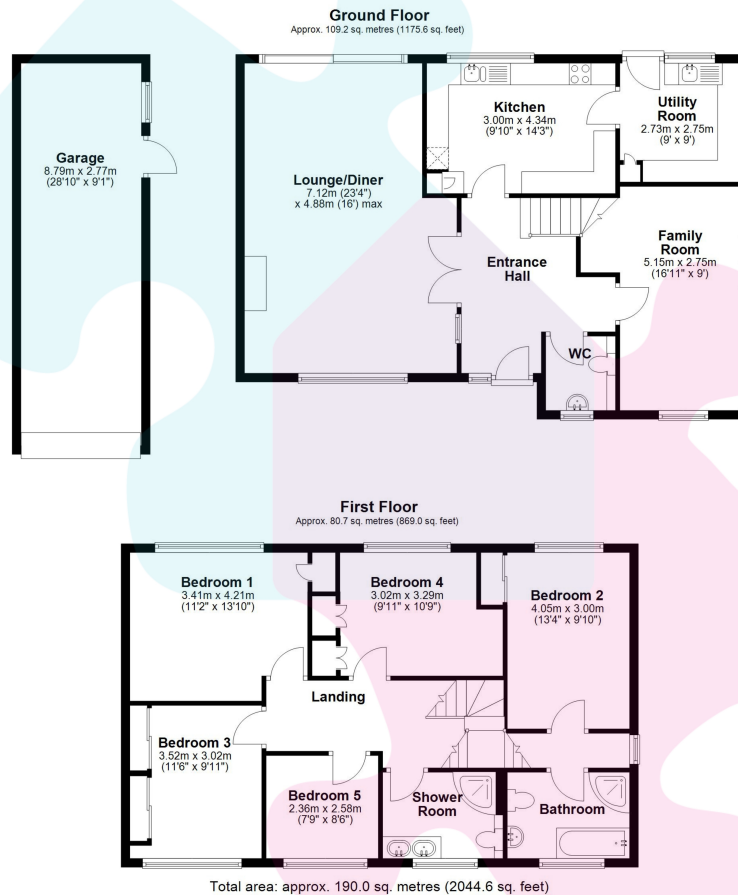
## 4 Croft Way, FRIMLEY, Surrey GU16 8LN

Offers in Excess of £750,000 Freehold

**\*OFFERED FOR SALE WITH NO ONWARD CHAIN AND OFFERING STUNNING VIEWS\*** Jigsaw Estates are excited to present to the market this detached family home offering in excess of 2000 sq ft of accommodation and situated directly opposite Tomlins Pond. The property is also within walking distance of Tomlinscote secondary school, Ravenscote junior school and St Augustine's Catholic school as well as being only a short distance from Frimley Park Hospital and Frimley village centre.

Accommodation comprises five generous bedrooms, a large double aspect lounge/dining room, a family room/study and a fitted kitchen over looking the rear garden. Further benefits include a downstairs cloakroom, a spacious utility room, a re-fitted shower room and a further family bathroom (also with separate shower cubicle). The property is gas centrally heated and there is the added benefit of solar panels providing added energy efficiency (currently the vendors are paid over £1000 year for solar panels via the feed in tariff in addition to the saving on the electricity bill). To the side of the property there is a double length garage with power and light.





- NO ONWARD CHAIN
- DOUBLE ASPECT LIVING/DINING ROOM
- STUNNING VIEWS ACROSS TOMLINS POND
- FAMILY BATHROOM
- GARAGE
- WALKING DISTANCE TO TOMLINSCOTE SECONDARY SCHOOL
- SOLAR PANELS
- FIVE BEDROOMS
- FAMILY ROOM/STUDY
- RE-FITTED SHOWER ROOM
- CLOAKROOM
- SUNNY ASPECT REAR GARDEN
- CLOSE TO LOCAL AMENITIES

Energy Efficiency Rating		Current	Poten
Very energy efficient - lower running costs			
(92+)	A	66	82
(81-91)	B		
(69-80)	C		
(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	