



## Alphington Avenue, FRIMLEY, Surrey GU16 8LR

Offers in Excess of £550,000 Freehold

**\*NO ONWARD CHAIN\*** Jigsaw Estates are pleased to present to the market this well appointed detached bungalow situated on the edge of a quiet cul-de-sac in Frimley within walking distance of Tomlinscote school and within easy reach of a number of local amenities.

Accommodation comprises three bedrooms, a large L-shaped lounge/diner and a re-fitted kitchen. Further benefits include a re-fitted bathroom, separate W.C, spacious entrance hall, Upvc double glazing and gas central heating. The landscaped rear garden has been well maintained and offers a large patio area ideal for entertaining. There is an area of the garden which is laid to lawn with an array of flower and shrub borders. You can access the single garage from the garden. Directly in front of the garden there is a shingled driveway offering parking for two cars. The bungalow has a large frontage, part of which could be converted to additional parking (subject to obtaining the correct planning permissions). The property also currently has solar panels on the roof.

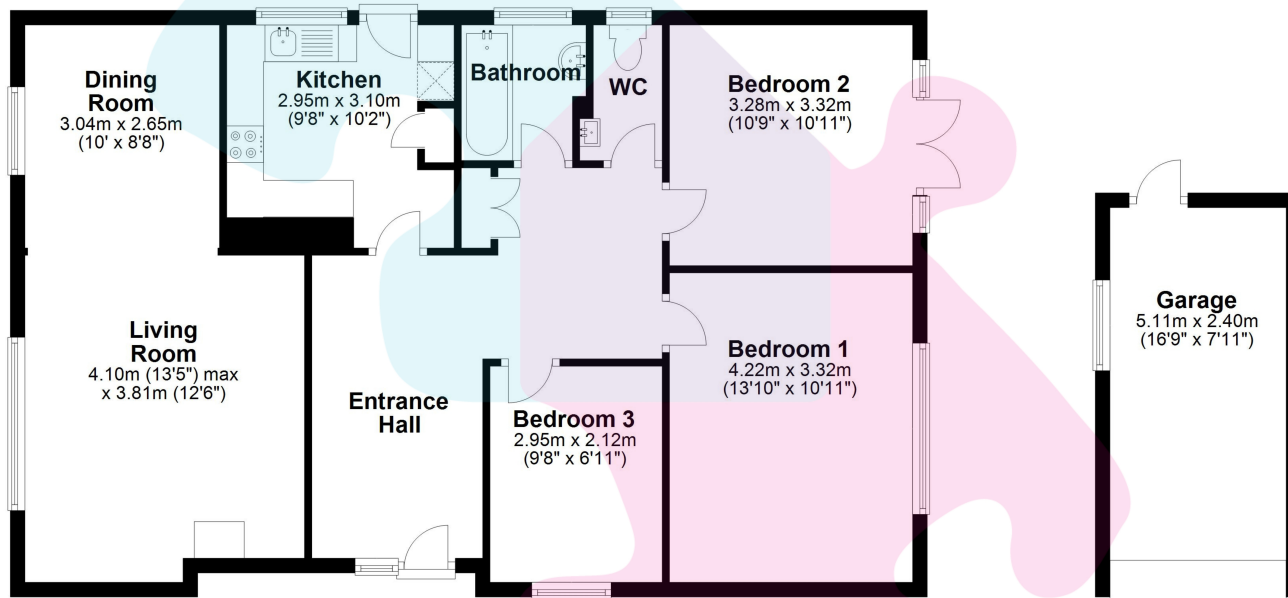
The bungalow is located in an incredibly convenient location and aside from the local schools you are only a few minutes walk from the Frimley Fuel Allotments which offer acres of woodland walks. There are a number of bus routes on nearby neighbouring roads and Frimley Village and Frimley Park Hospital are only a short drive away.



- THREE BEDROOM BUNGALOW
- LOUNGE/DINER
- RE-FITTED BATHROOM
- LANDSCAPED AND BEAUTIFULLY PRESENTED GARDEN
- CLOSE TO LOCAL SCHOOLS
- END OF CHAIN
- RE-FITTED KITCHEN
- SEPARATE W.C
- GARAGE & DRIVEWAY
- LOCAL WOODLAND WALKS NEARBY

### Ground Floor

Approx. 103.0 sq. metres (1108.2 sq. feet)



Total area: approx. 103.0 sq. metres (1108.2 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

