



## Stoneleigh Court, FRIMLEY, Surrey GU16 8XH

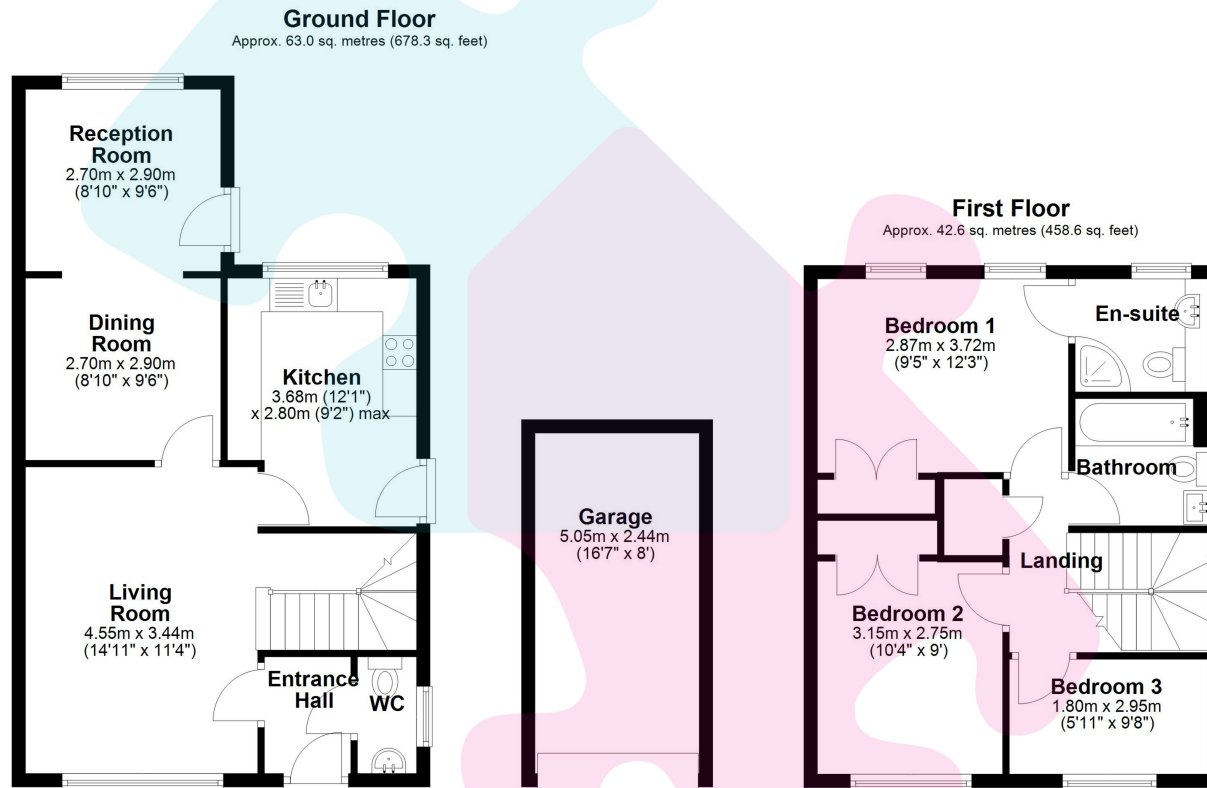
PRICE £475,000 Freehold

Jigsaw Estates are pleased to present to the market this detached family home situated within walking distance to a number of excellent local schools and also within easy reach of local amenities and woodland walks.

Accommodation comprises three bedrooms, a living room, kitchen and extended dining/family room. The property also benefits from a re-fitted downstairs cloakroom, family bathroom and en-suite shower room. The generous rear garden offers a large patio area with the majority of the garden laid to lawn. To the side of the property there is a single detached garage with ample room for garden sheds/storage behind. To the front of the property there is a driveway providing off street parking for two cars as well as a front garden. The property also has planning permission granted until April 2028 to extend and add approx 50% additional living space. Plans can be available on request.



- PLANS APPROVED TO EXTEND  
ADDING 50% MORE LIVING  
SPACE
- TWO RECEPTION ROOMS
- FAMILY BATHROOM AND EN-  
SUITE SHOWER ROOM
- GENEROUS REAR GARDEN
- CLOSE TO EXCELLENT LOCAL  
SCHOOLS
- THREE BEDROOMS
- RE-FITTED CLOAKROOM
- DETACHED SINGLE GARAGE
- DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES



Total area: approx. 105.6 sq. metres (1136.9 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+)	68	77
A		
(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		
