



The Mallards, FRIMLEY, Surrey GU16 8PB

PRICE £1,000,000

Jigsaw Estates are pleased to present to the market this rarely available detached family home situated in a quiet & exclusive cul-de-sac in Frimley within walking distance to some of the areas most sought after schools, including Tomlinscote, Ravenscote & St Augustines.

Accommodation comprises five double bedrooms, a stunning re-fitted kitchen/breakfast room with large central island, which opens into the dining room, a spacious living room and generous study. Further benefits include a re-fitted en-suite shower room to the principle bedrooms, a further en-suite to bedroom two, and a family bathroom. There is a downstairs cloakroom and utility room with access into the double garage.

Outside to the rear is a secluded garden which has been beautifully maintained and offers a patio area for entertaining and side access to the front of the property. To the front there is a driveway offering off street parking for approximately three cars.

As well as the excellent schools the property is also within easy reach of Frimley Park Hospital, Frimley village and a number of green spaces including the Frimley fuel allotments which offer woodland walks. Frimley also offers excellent transport links with junction 4 of the M3 close by and both Frimley & Farnborough train stations offering routes into London.

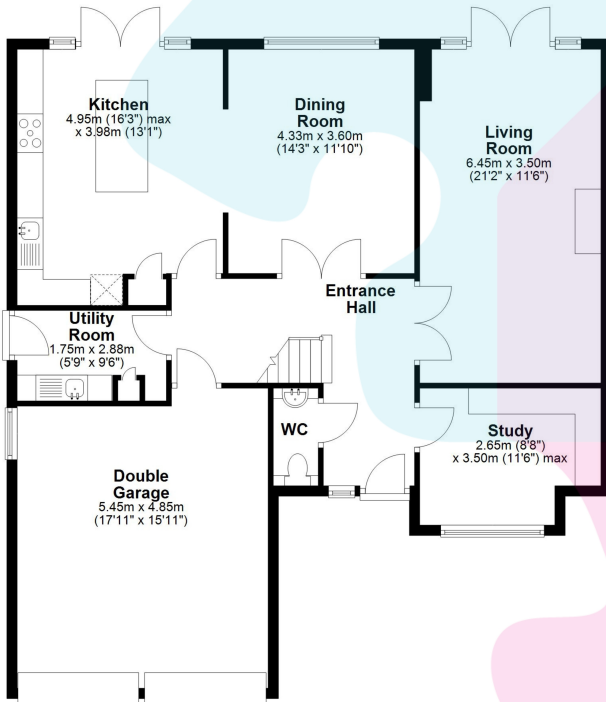
Viewings are highly recommended.



- FIVE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- TWO ENSUITE FACILITIES
- UTILITY ROOM & CLOAKROOM
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- EXCLUSIVE LOCATION
- RE-FITTED KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- DOUBLE GARAGE
- CLOSE TO FRIMLEY PARK HOSPITAL

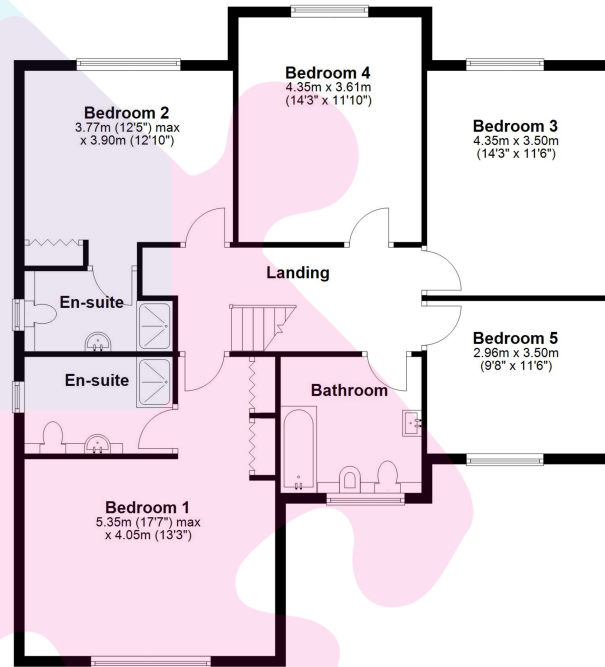
Ground Floor

Approx. 116.2 sq. metres (1250.5 sq. feet)



First Floor

Approx. 108.4 sq. metres (1166.3 sq. feet)



Total area: approx. 224.5 sq. metres (2416.8 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		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	66	75
	EU Directive 2002/91/EC	

