



## Old Bisley Road, FRIMLEY, Surrey GU16 9QT

Jigsaw Estates are pleased to present to the market this well presented detached family home situated within walking distance of some of the best regarded schools in the area and also located directly opposite woodland and Pine Ridge golf course.

Accommodation comprises five bedrooms (four of which are generous doubles), a large L-shaped lounge/diner which measures 24'5 X 21'10, family room and open plan kitchen/breakfast room. Further benefits include a re-fitted en-suite shower room and vast array of built in wardrobes to the principle bedroom, family shower room, and a further re-fitted downstairs shower room. There is also an integral double garage with power, light and electric door.

Outside to the rear there is a large and very sunny garden with a substantial patio area with steps leading down to the remainder of the garden which is mainly laid to lawn with flower and shrub borders. There is also side access to the front. The front offers driveway parking for a number of cars.

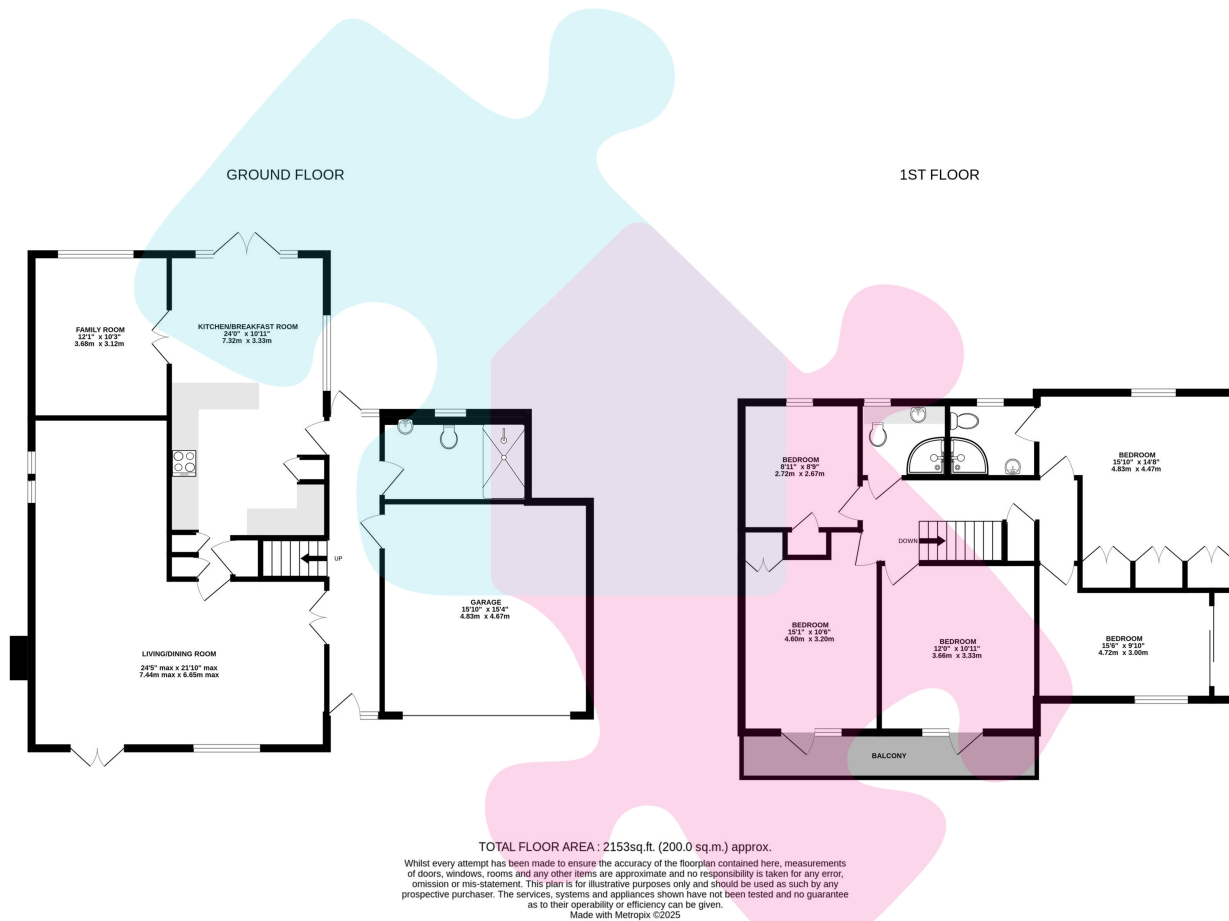
As mentioned previously the property is located opposite woodland and there is an entry point directly opposite the house making it ideal for dog owners, runners and families alike. Tomlinscote, Ravenscote, St Augustines and Heather Ridge schools are all within walking distance. For local amenities you have a sainsbury's local located in nearby Heatherside with both Camberley & Frimley also being within easy reach. All in all this is the ideal location for families!

COUNCIL TAX BAND - F

Offers in Excess of £800,000 Freehold







- 5 BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- LARGE AND SUNNY ASPECT GARDEN
- DIRECTLY OPPOSITE WOODLAND
- CLOSE TO LOCAL AMENITIES
- DETACHED FAMILY HOME
- FAMILY ROOM
- THREE SHOWER ROOMS
- DOUBLE GARAGE
- WALKING DISTANCE TO TOMLINSCOTE & RAVENSCOTE SCHOOLS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

