



18 Myers Way, FRIMLEY, Surrey GU16 9NZ

OFFERS IN EXCESS OF £650,000

Jigsaw Estates are excited to offer this extended detached home in excellent condition and located on the ever popular Cheylesmore Park development. The property is opposite Pine Ridge Golf Course and is in walking distance of Ravenscote, Tomlinscote and St Augustine's schools.

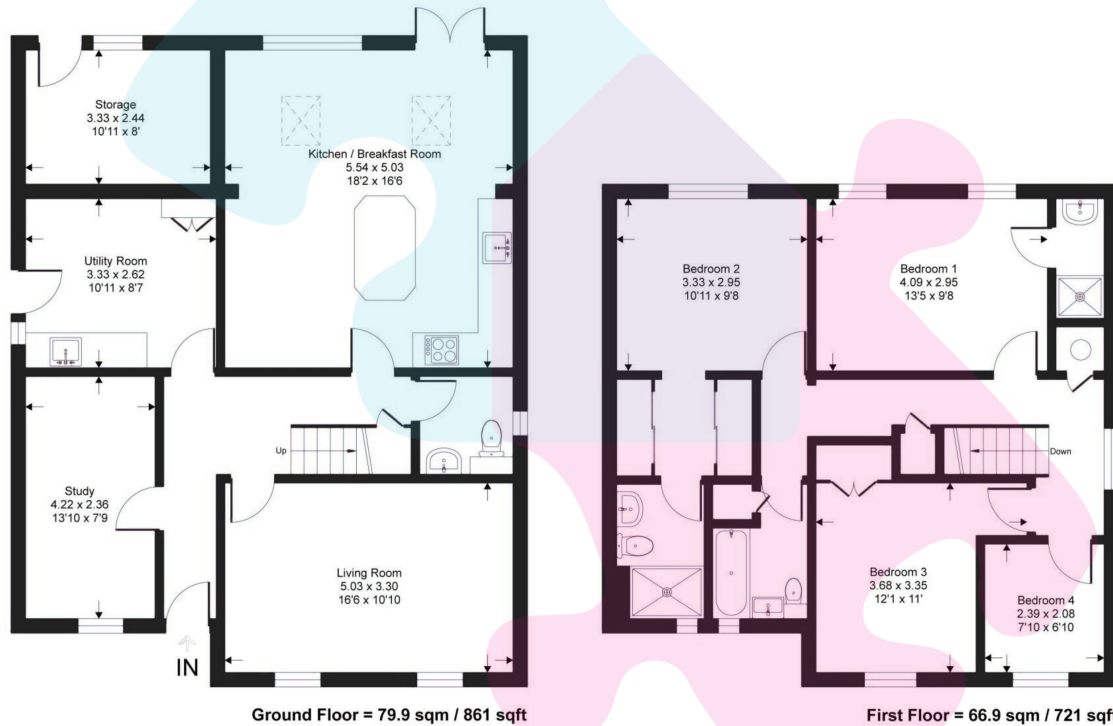
In terms of accommodation, upstairs there are four bedrooms, the second bedroom has an en-suite shower room and the main bedroom has a walk through wardrobe area leading into another re-fitted en-suite shower room. If two en-suite shower rooms are not enough, there is also the refitted family bathroom!

Downstairs there is a good size study at the front, beyond this there is a large utility room with side access. The formal living room is to the front and the cloakroom just behind. However, in our opinion the real 'wow' factor is the all encompassing kitchen/dining/family room which measures 18'2ft x 16'6ft and has double doors onto the garden.



Myers Way

Approximate Gross Internal Area = 146.9 sq m / 1582 sq ft
Approximate Outbuilding Internal Area = 7.5 sq m / 81 sq ft
Approximate Total Internal Area = 154.4 sq m / 1663 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

- EXTENDED DETACHED FAMILY HOME
- ALL ENCOMPASSING REFITTED KITCHEN/DINING/FAMILY ROOM
- FOUR BEDROOMS (TWO WITH EN-SUITES AND MAIN WITH WALK THROUGH DRESSING AREA)
- SOUTH EASTERLY FACING GARDEN (LOW MAINTENANCE)
- SEPARATE LIVING ROOM AND STUDY
- IMMACULATE CONDITION
- POPULAR CHEYLESMORE PARK DEVELOPMENT OPPOSITE PINE RIDGE GOLF CLUB AND WALKING DISTANCE TO RAVENSCOTE AND TOMLINSCOTE SCHOOLS
- REFITTED FAMILY BATHROOM
- LARGE UTILITY ROOM
- DRIVEWAY PARKING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	75	83
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		

