



8 Corfe Gardens, FRIMLEY, Surrey GU16 8XN

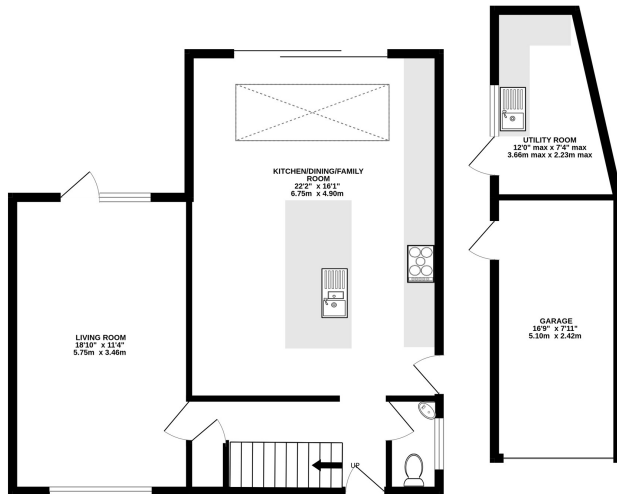
OFFERS IN EXCESS OF £625,000

Jigsaw Estates are pleased to offer this detached family home within walking distance of local schools, Sandringham, Frimley Church of England, The Grove, Tomlinscote, St Augustines and Ravenscote. The current sellers have extended the kitchen to create a beautiful and light open plan kitchen/dining/family room with underfloor heating, roof lantern and huge dual access sliding doors onto the rear garden. The kitchen and hallway have also had a lovely herringbone style flooring by Karndean laid. On the other side of the house there is a dual aspect living room. Upstairs there are three double bedrooms and a single. The bathroom has been stylishly refitted with a claw foot bath and rain shower over the bath. Externally there is a garage and driveway for two vehicles with potential for more if you were to remove the lawn. There is also potential to extend the house, subject to the usual planning consents. The garden wraps around the house and is enclosed with fencing and a brick built wall and has a raised patio area leading onto the lawned areas.

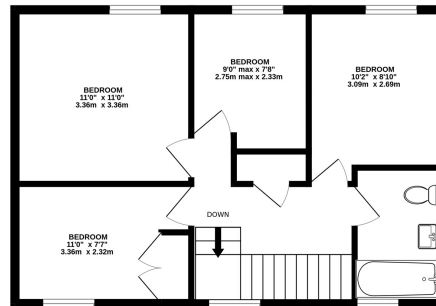


- END OF CUL-DE-SAC
- LOCATION
- STUNNING ALL ENCOMPASSING KITCHEN/DINING & FAMILY ROOM
- REFITTED BATHROOM
- GARAGE WITH UTILITY ROOM AT THE BACK
- POTENTIAL TO EXTEND
- TOMLINSCOTE SCHOOL CATCHMENT
- FOUR BEDROOMS
- DOUBLE ASPECT LIVING ROOM
- KARNDLEAN FLOORING IN ENTRANCE HALL AND KITCHEN
- CLOAKROOM

GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1394 sq.ft. (129.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C	69	
(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 