

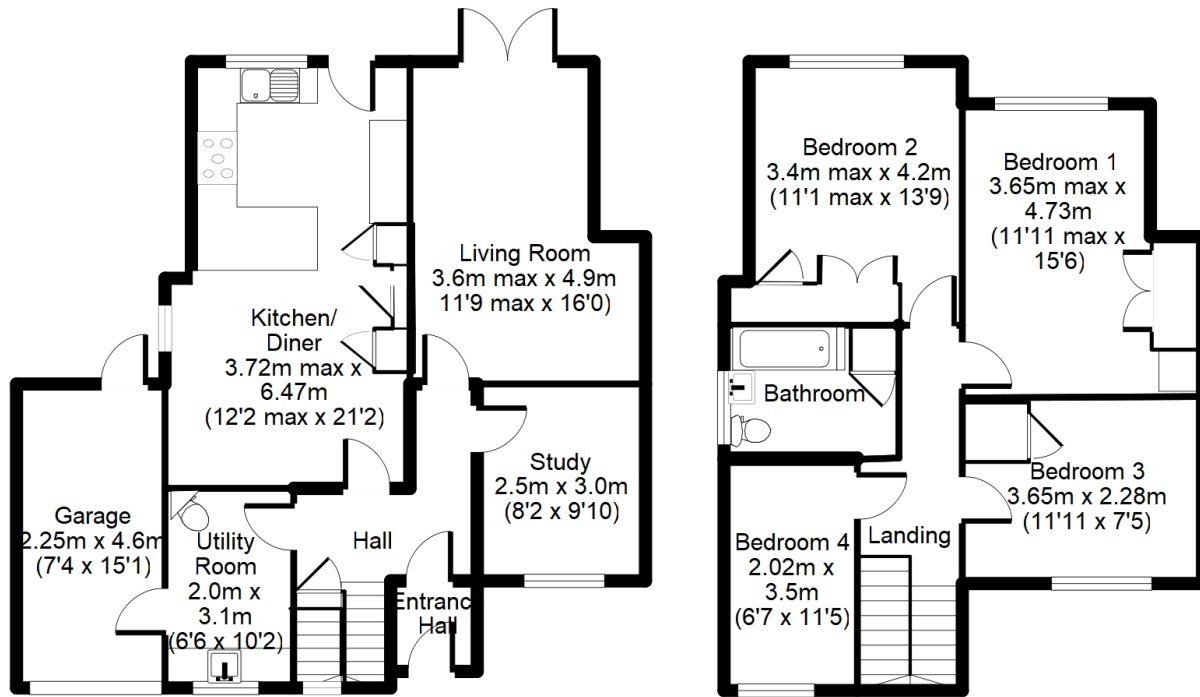


## Hawthorn Road, FRIMLEY, Surrey GU16 8SD

PRICE £575,000 Freehold

Jigsaw Estates are pleased to offer to the market this immaculately presented semi detached family home situated in a very popular location in Frimley. The property is only a short walk from some of the best schools in the area including Tomlinscote, The Grove, Prior Heath, Ravenscote & St Augustines. Across the road there is the local woodland which offers acres and acres of forest walks. There is a parade of local shops only a 5 minute walk away and Frimley Village is only a mile or so away which offers a Waitrose supermarket as well as local pubs and cafe's. Frimley Park Hospital is also right on your doorstep. Accommodation of the property itself comprises four spacious bedrooms, a large & re-fitted, open-plan kitchen/breakfast room, living room & study/playroom. Further benefits include a large utility/cloakroom, re-fitted bathroom, gas combi boiler and Upvc double glazing. To the side of the property there is a garage with power & light and used for storage. Outside to the rear is a recently landscaped garden. The current owners have spent a significant amount of money and time totally transforming the outside space and there is now a large patio with steps leading up to the lawned area of the garden which is totally secluded. To the front there is a block paved driveway offering off street parking for a number of vehicles. Viewings are highly recommended.





Approx. Total floor Area:  
127 Sq M = 1367 Sq Ft  
(Includes Garage)

Floorplan is for illustration purposes only.  
All measurements are approximate and should be verified.

- FOUR BEDROOMS
- WALKING DISTANCE TO WOODLAND
- LIVING ROOM
- UTILITY & CLOAKROOM
- GARAGE
- RE-FITTED BATHROOM

- CLOSE TO LOCAL SCHOOLS
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- STUDY/FAMILY ROOM
- LANDSCAPED AND BEAUTIFULLY PRESENTED GARDEN
- OFF STREET PARKING

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		<b>83</b>
(69 to 80) <b>C</b>	<b>73</b>	
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

