



## Habershon Drive, FRIMLEY, Surrey GU16 9TN

PRICE £360,000 Freehold

**\*VENDORS SUITED\*** Jigsaw Estates are pleased to present to the market this beautifully presented terraced house situated on the ever popular Cheylesmore Park development on the Camberley & Frimley Borders.

The development is situated across the road from Pine Ridge golf club and woodland walks across the Frimley Fuel Allotments. There are a number of excellent schools within walking distance including Tomlinscote, Ravenscote & Heather Ridge. For local shops there is a Sainbury's local on the adjacent Heatherside development and only a short drive away are both Frimley & Camberley.

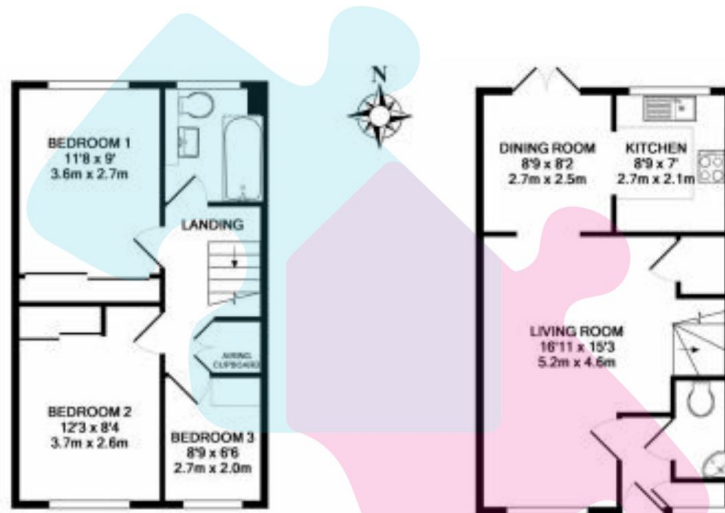
Accommodation comprises three bedrooms, a spacious living room and a re-fitted, open plan kitchen/breakfast room. Further benefits include a cloakroom, family bathroom, Upvc double glazing and gas central heating. The current owners have also landscaped the rear garden which has a patio area with the rest of the garden laid to artificial lawn. There is also rear access via a gate to the rear of the garden. In our opinion this would make an ideal first time purchase or for someone downsizing.

Council Tax Band- D

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale. We have not seen any paperwork relating to extensions/renovations or conversions and any such paperwork will be requested via solicitors as part of the conveyancing process.



- THREE BEDROOMS
- CHEYLESMORE PARK
- LIVING ROOM
- LANDSCAPED REAR GARDEN
- GAS CENTRAL HEATED
- BEAUTIFULLY PRESENTED
- RE-FITTED KITCHEN/BREAKFAST ROOM
- COMPLETE CHAIN
- DOUBLE GLAZING
- EXCELLENT SCHOOL CATCHMENTS



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>47</b>	<b>82</b>
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

