



Swallowtail Grove, FRIMLEY, Surrey GU16 9AE

Jigsaw Estates present to the market this spacious family home with accommodation in excess of 1700 square feet and offered for sale with NO ONWARD CHAIN!!

The property is situated within walking distance of both Tomlinscote and Ravenscote schools and opposite the frimley fuel allotments and Pine Ridge golf club.

Internally the accommodation comprises four bedrooms arranged over the first and second floors, a generous living room with bay window and a large open plan kitchen/breakfast/family room with access to the garden. The property further benefits from en-suite facilities to bedrooms one and two as well as a further family bathroom and downstairs cloakroom. There is plenty of integrated storage upstairs and also access to the loft and eaves for further storage. To the rear of the property there is a garden with patio area, garden shed and rear access. To the front there is parking and this property benefits from two allocated spaces.

There are local amenities nearby on the neighbouring Heatherside development whilst Frimley village is also only a short distance. For transport links you have junctions 3 & 4 of the M3 both within easy reach and Frimley train station for links into London. For more direct links into London Farnborough mainline station is close by.

Offers in Excess of £550,000 Freehold

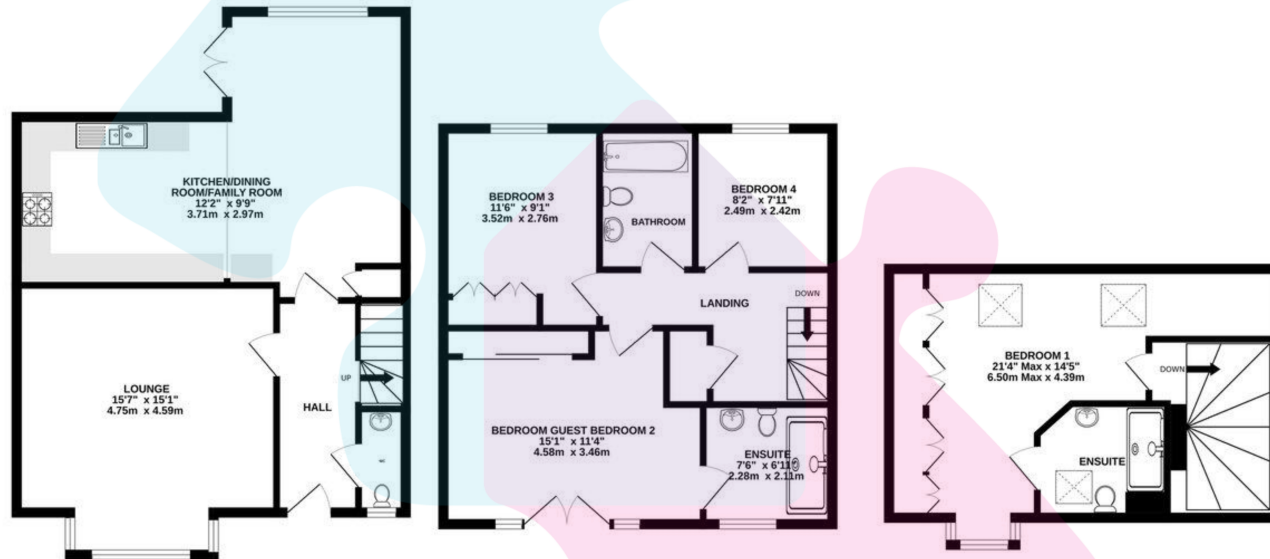


- NO ONWARD CHAIN!
- OVER 1700 SQUARE FEET OF ACCOMMODATION
- LARGE OPEN PLAN KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- CLOSE TO EXCELLENT SCHOOLS
- FOUR BEDROOMS
- LIVING ROOM
- TWO ENSUITES
- OPPOSITE WOODLAND

GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.

1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.

2ND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 1437 sq.ft. (133.5 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.
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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 93 |
| (81-91) B | 85 | |
| (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 |

