



## 34 White Wood Vale, FRIMLEY, Surrey GU16 9AH

PRICE £500,000 Freehold

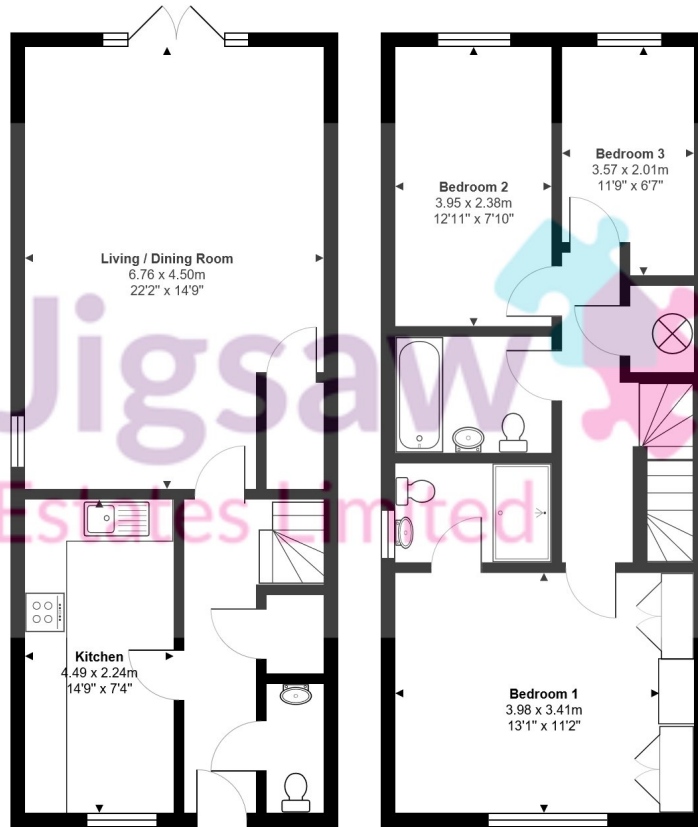
Jigsaw Estates are excited to present to the market this beautifully presented semi detached home built by Linden Homes and situated in a quiet cul-de-sac setting.

Accommodation comprises three bedrooms, spacious living/dining room and contemporary kitchen with a range of built in appliances. Further benefits include a modern family bathroom, range of built in furniture and en-suite to bedroom one, and cloakroom.

The property is gas central heated with Upvc double glazing. Outside to the rear is a sunny aspect garden with patio and side access and to the front there is a driveway offering off street parking for two vehicles.

The property is within walking distance of local schools including Tomlinscote and Ravenscote as well as being a stones throw from Pine Ridge Golf Club. There are also local shops on the nearby Heatherside development and for keen runners and walkers the Frimley access to the Frimley fuel





**Ground Floor**  
Area: 51.6 m<sup>2</sup> ... 555 ft<sup>2</sup>

**First Floor**  
Area: 51.6 m<sup>2</sup> ... 555 ft<sup>2</sup>

Total Area: 103.1 m<sup>2</sup> ... 1110 ft<sup>2</sup>

This floor plan is provided for representation purposes only, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. No responsibility will be taken for any errors, omission or mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that they are in working order.

- THREE BEDROOMS
- EN-SUITE & BATHROOM
- REAR GARDEN
- CUL-DE-SAC
- OPPOSITE PINE RIDGE GOLF CLUB

- CONTEMPORARY FITTED KITCHEN
- CLOAKROOM
- DRIVEWAY PARKING
- CLOSE TO LOCAL SCHOOLS
- £800 PER ANNUM SERVICE CHARGE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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

