



Conway Close, FRIMLEY, Surrey GU16 8XD

PRICE £475,000 Freehold

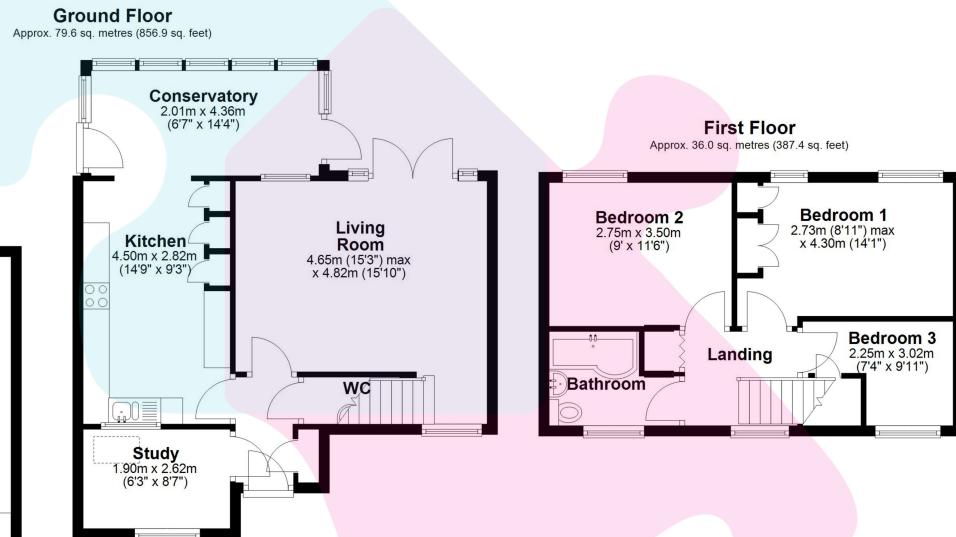
Jigsaw Estates are pleased to present to the market this detached family home situated in a quiet location within walking distance to a number of popular schools including Tomlinscote, Ravenscote and Sandringham.

Accommodation comprises three bedrooms, a living room, study and an open plan and re-fitted kitchen/breakfast room which opens directly into the conservatory. Further benefits include a downstairs cloakroom, family bathroom and gas central heating. Outside there is a sunny aspect garden with a secluded decked area directly outside the house with the remainder of the garden laid to lawn with further raised decking areas. There is a large potting shed with power and side access to the front of the property. The parking area is located a short distance from the property where there are two garages with parking for two cars directly opposite. There is further communal parking in the adjacent car park areas.

The property is ideally located for easy access to Frimley Park Hospital as well as Junction 4 of the M3. For day to day shopping there is a nearby Tesco Express on the Paddock Hill development and you have both

- THREE BEDROOMS
- QUIET LOCATION
- RE-FITTED KITCHEN/BREAKFAST ROOM
- SECLUDED REAR GARDEN
- TWO GARAGES IN BLOCK

- DETACHED
- WALKING DISTANCE TO LOCAL SCHOOLS INC TOMLINSCOTE & RAVENSCOTE
- LOUNGE & STUDY
- LARGE POTTING/STORAGE SHED



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC
			

