



Holly Hedge Road, FRIMLEY, Surrey GU16 8ST

PRICE £575,000 Freehold

Jigsaw Estates are proud to offer this link detached home set within a very popular location and within close proximity to Prior Heath Infants, The Grove, St Augustine's, Ravenscote and Tomlinscote schools. The property has four bedrooms and a family bathroom upstairs and downstairs there is a wonderful open plan feel. Through the entrance porch you will find the cloakroom and further on the side aspect kitchen. The living and dining room, whilst open plan, offers specific areas to dine, relax and could easily incorporate a study area. Beyond this there is the conservatory which offers a great space for the children.

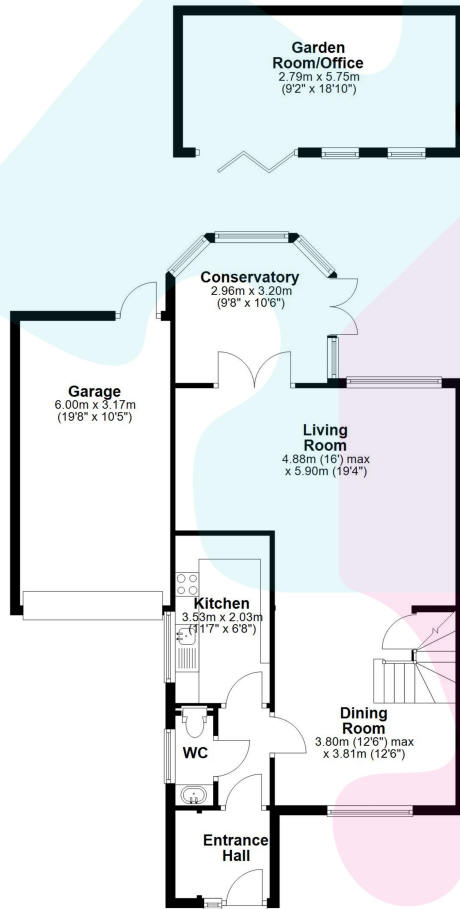
Our favourite feature of this property is the wonderful garden which gets a lot of sun (please see the photos) and backs onto woodland. It has been professionally landscaped with a stylish stone patio in front of the cabin and under the pergola pathway. The cabin itself is perfect in every way. It is of a generous size, has underfloor heating, WIFI thermostat and bifold doors.

The garage is of a generous size too and has a long driveway leading down to it.

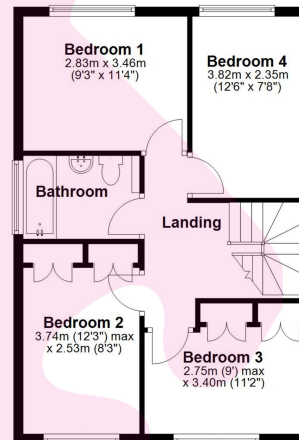


- FOUR BEDROOMS
- CONSERVATORY
- STUNNING GARDEN CABIN WITH UNDERFLOOR HEATING AND BIFOLD DOORS
- BACKING ONTO WOODLAND
- EXCELLENT SURROUNDING SCHOOLS INCLUDING PRIOR HEATH INFANTS, THE GROVE, ST AUGUSTINE'S, RAVENSCOTE AND TOMLINSCOTE
- LARGE OPEN PLAN LIVING/DINING ROOM
- FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
- ATTRACTIVE LANDSCAPED GARDEN
- GARAGE & LONG DRIVEWAY

Ground Floor
Approx. 101.9 sq. metres (1096.4 sq. feet)



First Floor
Approx. 51.9 sq. metres (558.7 sq. feet)



Total area: approx. 153.8 sq. metres (1655.0 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	57	78
A		
(81-91)		
B		
(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		