



2 Herrick Close, FRIMLEY, Surrey GU16 9QS

PRICE £750,000 Freehold

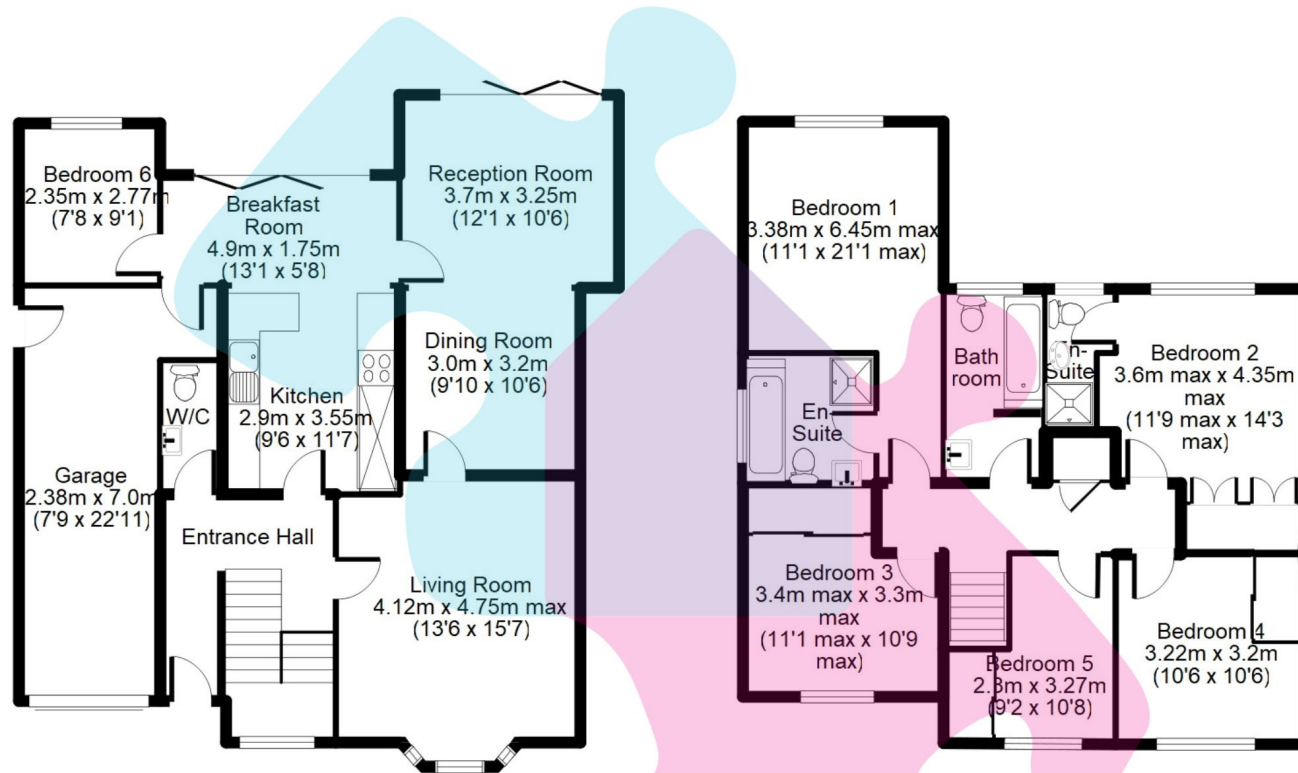
Jigsaw Estates are pleased to present to the market this beautifully presented detached family home situated towards the end of a quiet cul-de-sac location. The property is a short walk from some of the most sought after schools in the area including Tomlinscote, Ravenscote, Prior Heath and Heather Ridge. There are also a number of local amenities close by including a Sainsbury's local, Doctors and Dentists as well as a play park, playing fields and the local pub.

Accommodation of the property consists of five bedrooms, a living room, dining & family room, study and kitchen/breakfast room. The property further benefits from en-suite facilities to both bedrooms one & two as well as a family bathroom & downstairs cloakroom. There is an integral garage with power and light which can be accessed from both the inside & outside of the house. Outside to the rear there is an incredibly well maintained and sunny aspect garden with patio area and access to the front via a side gate. To the front there is a driveway offering parking for two vehicles. Viewings are highly recommended

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed



- FIVE BEDROOMS
- LIVING ROOM
- FAMILY & DINING ROOM
- BEAUTIFUL REAR GARDEN
- CLOSE TO LOCAL SCHOOLS
- COUNCIL TAX BAND = F
- TWO EN SUITES
- KITCHEN/BREAKFAST ROOM
- STUDY
- GARAGE
- CUL-DE-SAC LOCATION



Approx. Total Floor Area:
175 Sq M = 1883 Sq Ft
(Includes Garage)

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		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	