



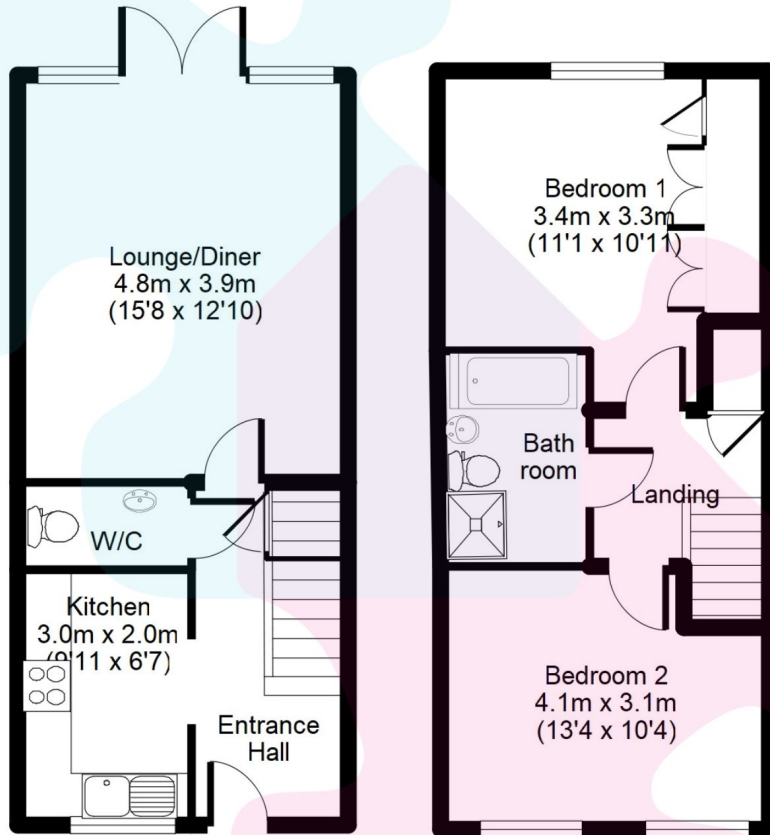
**7 Sherrard Way, MYTCHETT, Surrey GU16 6AU**

**PRICE £359,950 Freehold**

**\*STUNNING VIEWS OVER FIELDS\*** Jigsaw Estates are delighted to present to the market this beautifully presented terraced house built 14 years ago and situated in a quiet road in Mytchett. Frimley Lodge Park and Frimley Green Village are only a short distance away and there are local schools within close proximity to the property. There is also the Canal Visitors centre down the road which offers canoe hire and the launch of paddleboards as well as access to the Ash Ranges which offers acres of woodland & heathland walks.

The big selling feature on the house undoubtedly has to be the stunning views from the back of the property over fields and the nearby lake. Accommodation of the house comprises two large double bedrooms, living room and modern kitchen. Further benefits include a cloakroom, bathroom with bath and shower cubicle & a newly installed gas boiler. The property is double glazed throughout. To the rear there is a southerly aspect garden with patio and access to the front of the property via a rear gate. To the front there is a driveway offering parking for two vehicles.





Approx. Total Floor Area:  
68 Sq M = 731 Sq Ft

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

- TWO DOUBLE BEDROOMS
- DRIVEWAY PARKING
- MODERN KITCHEN
- BATHROOM WITH SHWOER AND BATH
- DOUBLE GLAZED
- CLOSE TO FRIMLEY LODGE PARK & CANAL CENTRE
- STUNNING VIEWS OVER COUNTRYSIDE
- LIVING/DINING ROOM
- CLOAKROOM
- SUNNY REAR GARDEN
- CLOSE TO LOCAL SCHOOLS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	
(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	

