

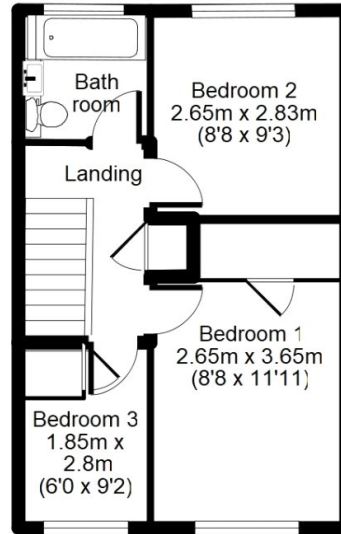
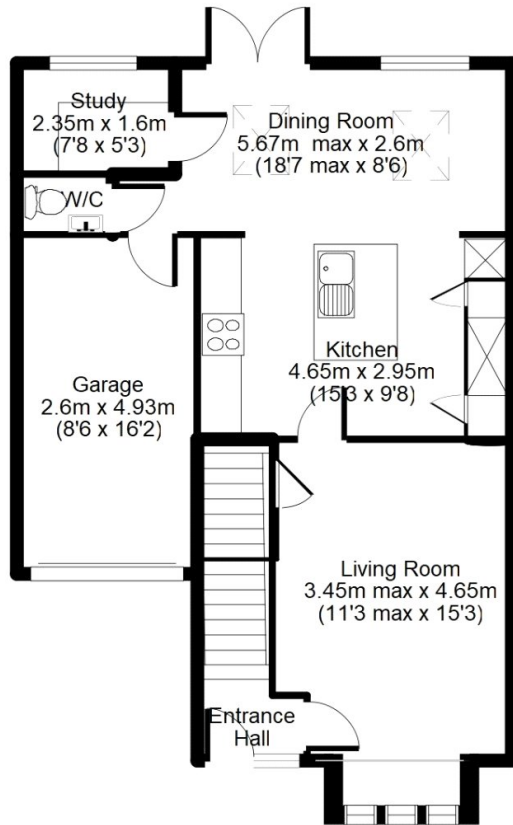


Elgin Way, Frimley, CAMBERLEY, GU16 9YH

Offers Over £475,000 Freehold

VIRTUAL TOUR AVAILABLE Jigsaw Estates are proud to present to the market this beautifully presented link detached property on the ever popular Paddock Hill development. The property is situated in a quiet cul-de-sac and is only a stones throw from local schools including Sandringham Infant & Nursery School, Lakeside & Tomlinscote. Both Frimley & Frimley Green villages are only a short distance and there is a local Tesco Express on the development with walking distance. The accommodation of the property itself comprises three bedrooms, living room, study and a stunning open plan and re-fitted kitchen/breakfast room. The current owners have made significant improvements to the property and in addition to the rear extension there is Karndean flooring, Network cabling, Upvc double glazing and replacement Worcester gas boiler. The study is fitted with a solid oak desk and cabinets, Bedroom one has a walk in wardrobe and the family bathroom is re-fitted with Mira shower with touch controls and a rainfall shower. The kitchen is the heart of this home and there is a central island unit, integrated appliances and ample storage space. There is the further benefit of a downstairs cloakroom and access to the garage from the property. The kitchen opens directly onto the low maintenance rear garden with decking area, artificial lawn area, brick built BBQ and garden shed. To the front of the property there is a driveway offering off street parking in front of the garage. Viewings are highly recommended.





Approx. Total Floor Area:
101 Sq Mt = 1087 Sq Ft
(Includes Garage)

Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.

- THREE BEDROOMS
- LINK DETACHED
- CUL-DE-SAC LOCATION
- RENOVATED AND EXTENDED
- STUNNING RE-FITTED KITCHEN/FAMILY ROOM
- LIVING ROOM
- RE-FITTED BATHROOM
- CLOAKROOM
- LANDSCAPED LOW MAINTENANCE REAR GARDEN
- REPLACEMENT GAS BOILER
- EXCELLENT SCHOOL CATCHMENTS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		85
(69 to 80) C	71	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

