



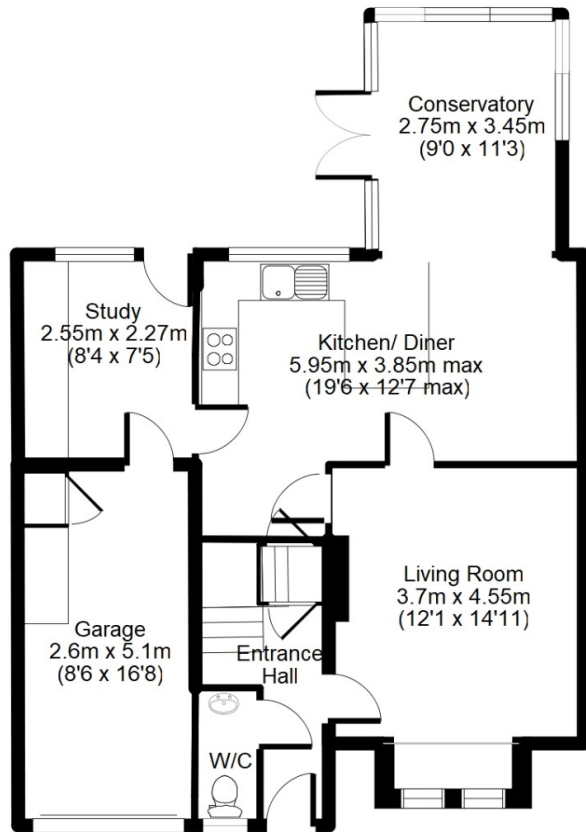
140 Sandringham Way, FRIMLEY, Surrey GU16 9YF

Offers in Excess of £500,000 Freehold

***VIRTUAL TOUR AVAILABLE* AWAITING FLOORPLAN.** A stunning link detached property situated on the popular Paddock Hill development within walking distance of local shops, schools and Frimley and Frimley Green Villages. Transport links are also excellent with Junction 4 of the M3 only a short distance as well as a number of train stations. The property has been extensively improved by the current owners and accommodation comprises three bedrooms, living room, study and a beautifully presented open plan kitchen/breakfast room which flows directly into the conservatory dining area. Further benefits include a downstairs cloakroom, re-fitted family bathroom, en-suite to the Master bedroom and an integral garage with light and power. Outside to the rear is a sunny aspect landscaped garden with patio and decking area. To the front there is a driveway offering off street parking for two vehicles. Viewings are highly recommended.

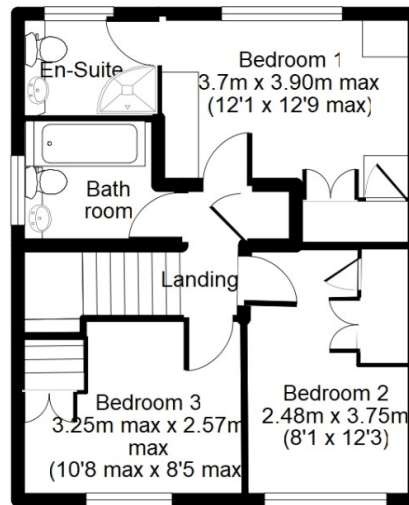
Jigsaw
Estates Limited

- THREE BEDROOMS
- CONSERVATORY
- EN-SUITE SHOWER ROOM
- CLOAKROOM
- LANDSCAED AND BEAUTIFULLY PRESENTED GARDEN
- PADDOCK HILL
- EXCELLENT TRANSPORT LINKS
- STUNNING OPEN PLAN KITCHEN
- LIVING ROOM
- RE-FITTED BATHROOM
- GARAGE
- DRIVEWAY
- CLOSE TO LOCAL SCHOOLS



Approx. Total Floor Area:
118 Sq M = 1270 Sq Ft
(Includes Garage)

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		79
(55 to 68) D	63	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland		EU Directive 2002/91/EC

