



## Wilderness Road, FRIMLEY, Surrey GU16 8TF

Offers in Excess of £500,000 Freehold

Jigsaw Estates are excited to present to the market this beautifully presented semi detached house with a one bedroom annexe, situated at the end of a cul-de-sac and within walking distance of a number of excellent local schools including Tomlinscote, Ravenscote and The Grove.

The current owner has renovated the property throughout to a high standard and accommodation comprises three bedrooms on the first floor, a spacious living room and a stunning open plan re-fitted kitchen/dining room with a feature central island, range of integrated appliances and bi-fold doors leading to the rear garden. Further benefits in the main house include a re-fitted shower room, entrance porch and Upvc double glazing. The annexe area consists of a large double bedroom, a kitchen and another re-fitted shower room. The accommodation of the annexe could also be used as additional reception space and the annexe kitchen would also make a perfect utility room.

Outside to the rear there is a secluded garden with large patio area with the remainder of the garden being mainly laid to lawn. To the front there is a block paved driveway offering off street parking for two cars.

The property is ideally positioned to not only be within close proximity of schools but also local amenities with a parade of local shops only a stones throw away and Frimley Village being less than a mile from the house. There is also the added benefit of Frimley Park Hospital located a short walk away and for transport links you have junction 4 of the M3 and Frimley train station nearby. For more direct links to London, Farnborough Main train station is only a short drive.

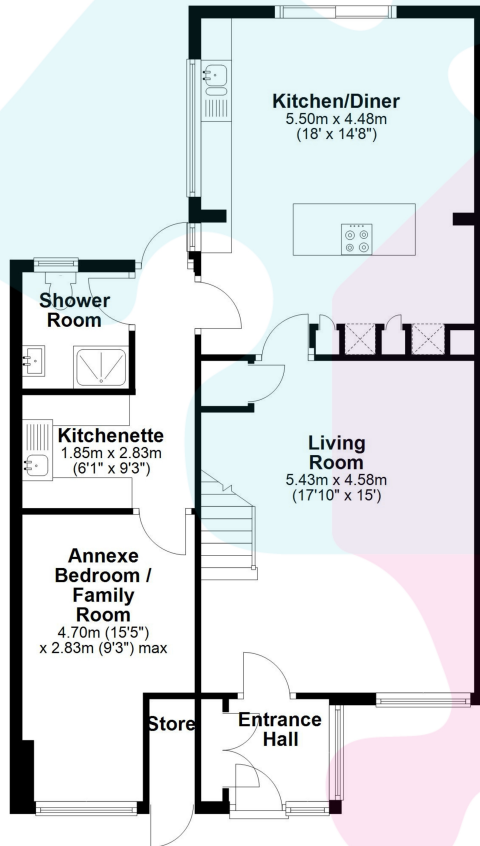


- THREE / FOUR BEDROOMS
- STUNNING OPEN PLAN KITCHEN DINER
- RE-FITTED BATHROOM
- DRIVEWAY PARKING
- CUL-DE-SAC LOCATION
- CLOSE TO LOCAL AMENITIES

- RENOVATED THROUGHOUT
- LIVING ROOM
- ANNEXE (CURRENTLY HAS BEDROOM, SHOWER ROOM & KITCHEN)
- SECULDED REAR GARDEN
- WALKING DISTANCE TO LOCAL SCHOOLS
- EXCELLENT TRANSPORT LINKS

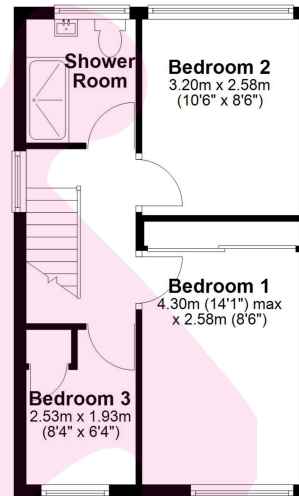
### Ground Floor

Approx. 78.4 sq. metres (844.0 sq. feet)



### First Floor

Approx. 34.0 sq. metres (366.4 sq. feet)



Total area: approx. 112.5 sq. metres (1210.4 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	64	
(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	

