



Mulgrave Road, FRIMLEY, Surrey GU16 8SB

Offers in Excess of £500,000 Freehold

Jigsaw Estates are pleased to present to the market this detached family home, requiring some modernisation, situated within walking distance of local schools and occupying a generous individual plot.

Accommodation comprises three/four bedrooms, a living room, dining room and kitchen. Further benefits include a downstairs cloakroom, family bathroom, separate shower room which was originally bedroom four and could easily be converted back, conservatory and gas central heating.

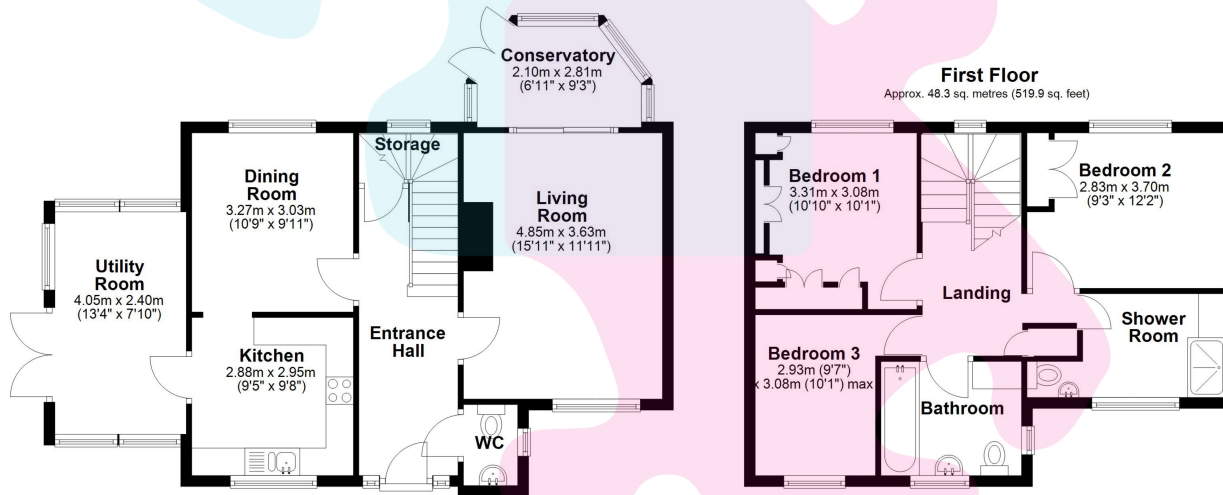
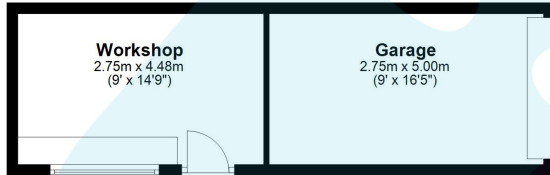
The garden wraps around the property and is enclosed by high level hedging offering a number of secluded seating areas. To the front there is a lawned area of garden and to the rear there is a large patio area. There is a single garage with a further workshop area to the rear. The property offers ample scope for further extension work (subject to obtaining the correct planning permission).

The property is conveniently located to be within a stones throw of Tomlinscote, Ravenscote, and Prior Heath schools. Frimley village is only down the road and has a Waitrose supermarket as well as a number of cafe's and pubs. There are excellent transport links nearby with Junction 4 of the M3 within easy reach with Frimley train station also nearby. For direct routes into London Farnborough mainline station is only a short drive away. There is also the added benefit of being just across the road from the Frimley fuel allotments which offer acres of woodland walks.



Ground Floor

Approx. 90.6 sq. metres (975.0 sq. feet)



Total area: approx. 138.9 sq. metres (1494.9 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.

- NO ONWARD CHAIN
- CLOSE TO LOCAL SCHOOLS
- TWO RECEPTION ROOMS
- WRAP AROUND GARDEN
- CLOSE TO LOCAL AMENITIES

- POTENTIAL TO EXTEND (S.T.P.P)
- THREE/FOUR BEDROOMS
- CLOAKROOM & FAMILY BATHROOM
- GARAGE AND WORKSHOP AT THE REAR
- EXCELLENT TRANSPORT LINKS NEARBY

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	74
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	57
(21-38)	F	57
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

