



Cheylesmore Drive, Frimley, CAMBERLEY, Surrey GU16 9BP

PRICE £600,000 Freehold

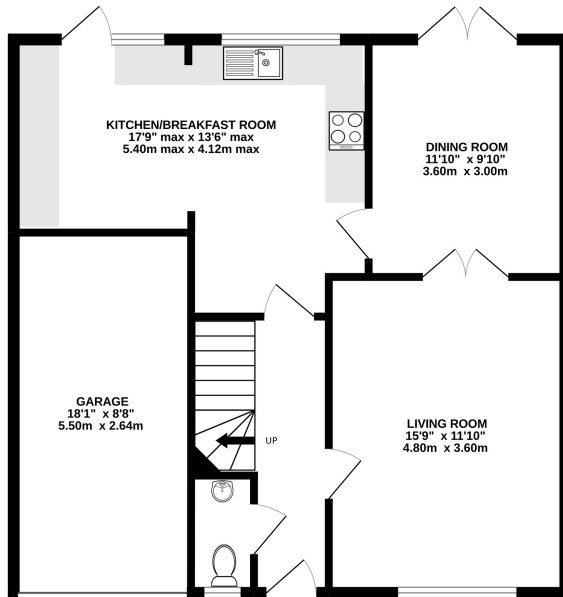
Jigsaw Estates are pleased to present to the market this detached family home on the popular Cheylesmore Park development on the border of Camberley & Frimley. The property is walking distance of a number of local schools including Heather Ridge, Ravenscote, Prior Heath & Tomlinscote and Pine Ridge Golf course & bar is located on the opposite side of the Old Bisley Road, only a 5 minute walk away. Accommodation comprises four bedrooms, living room, dining room & kitchen/breakfast room. Further benefits include a downstairs cloakroom, en-suite shower room, family bathroom & gas central heating. Outside to the rear there is a sunny aspect garden with patio area and side access. To the front of the house there is a block paved driveway giving access to an integral single garage.



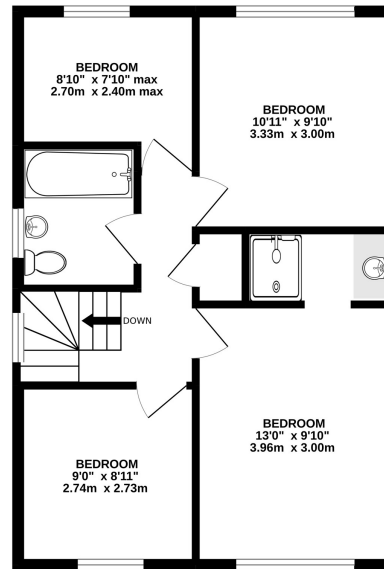
Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- CLOAKROOM
- GARAGE
- SUNNY ASPECT GARDEN
- OPPOSITE LOCAL GOLF COURSE
- DETACHED
- KITCHEN/BREAKFAST ROOM
- EN-SUITE SHOWER AND FAMILY BATHROOM
- DRIVEWAY
- CLOSE TO LOCAL SCHOOLS

GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C	72	
(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

