



Maguire Drive, FRIMLEY, Surrey GU16 9RY

Offers in Excess of £250,000 Freehold

Jigsaw Estates are excited to present to the market this beautifully presented starter home situated in a quiet cul-de-sac location with a number of local amenities on your doorstep.

Maguire Drive can be found on the outskirts of Heatherside which offers a local Sainsbury's as well as a popular pub, Doctors surgery and playing fields with playpark. The property itself is conveniently positioned directly across the road from woodland walks and Pine ridge Golf club.

Accommodation comprises a large double bedroom with built in wardrobes, a lounge/diner with bay window and a kitchen. Further benefits include a re-fitted bathroom suite, double glazing and gas central heating. Outside there is a communal parking area. In our opinion this would make an ideal purchase for either a first time buyer or investment buyer.

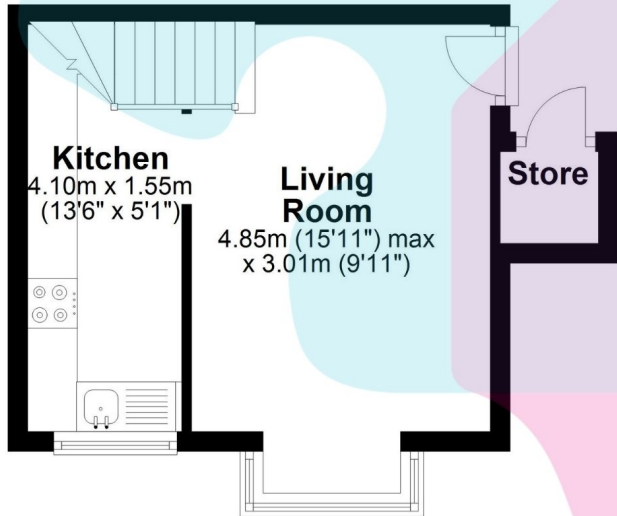
COUNCIL TAX BAND - C



- 1 BEDROOM HOUSE
- RE-FITTED BATHROOM
- LOCATED OPPOSITE WOODLAND
- IDEAL FIRST TIME BUY
- BEAUTIFUL CONDITION
- CUL-DE-SAC LOCATION
- CLOSE TO LOCAL AMENITIES
- INVESTMENT OPPORTUNITY

Ground Floor

Approx. 20.6 sq. metres (221.4 sq. feet)



First Floor

Approx. 19.1 sq. metres (206.0 sq. feet)



Total area: approx. 39.7 sq. metres (427.4 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		89
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 