



Le Marchant Road, FRIMLEY, Surrey GU16 8RW

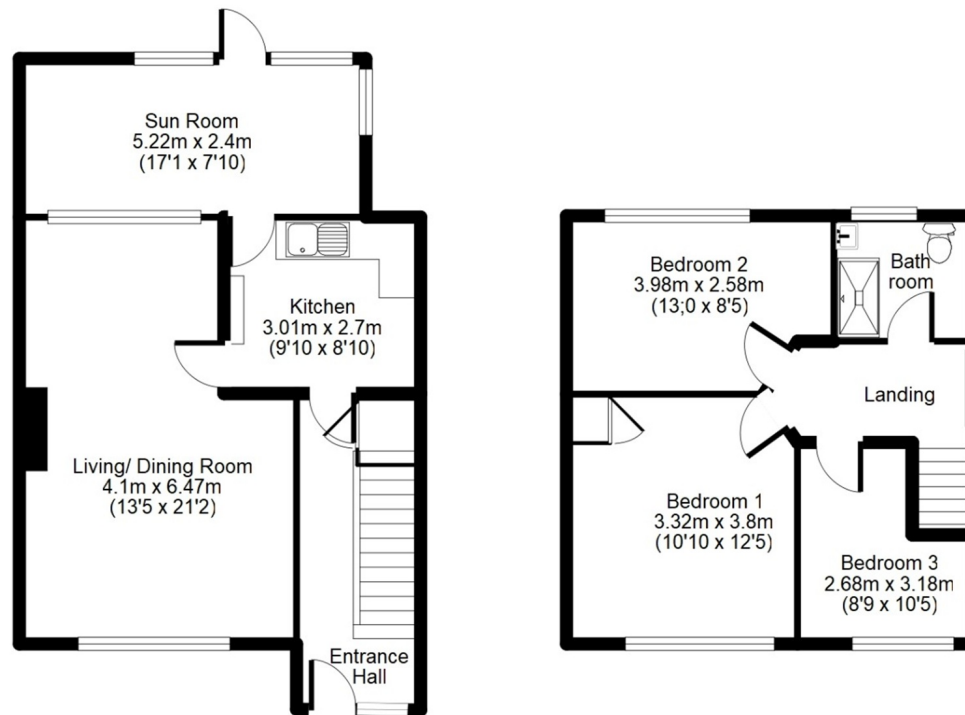
PRICE £475,000 Freehold

A very well presented semi-detached property situated in a quiet residential road within walking distance to a number of local schools including Tomlinscote, Ravenscote and The Grove. The big selling feature of this property being the very large side plot giving huge potential to extend. The current owners have plans drawn up for a single story wrap-around extension however in our opinion it would be more than possible to do a two story extension to the side and rear of the property subject to obtaining the correct planning permission. The current accommodation comprises three bedrooms, lounge/dining room and kitchen. There is a sunny aspect rear garden and to the far side of the plot a detached single garage. The driveway offers off street parking for several vehicles. Viewings are highly recommended in order fully see the potential that the property has to offer.



- POTENTIAL TO EXTEND S.T.P.P
- THREE BEDROOMS CURRENTLY
- LOUNGE/DINING ROOM
- RE-DECORATED THROUGHOUT
- SUNNY ASPECT REAR GARDEN

- LARGE SIDE PLOT
- PLANS IN PLACE FROM CURRENT OWNERS
- KITCHEN
- GAS CENTRAL HEATING
- DETACHED GARAGE



Approx. Total Floor Area:
91 Sq M = 1011 Sq Ft
(Includes Sun Room)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	48	59
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

