



Morton Close, FRIMLEY, Surrey GU16 9UY

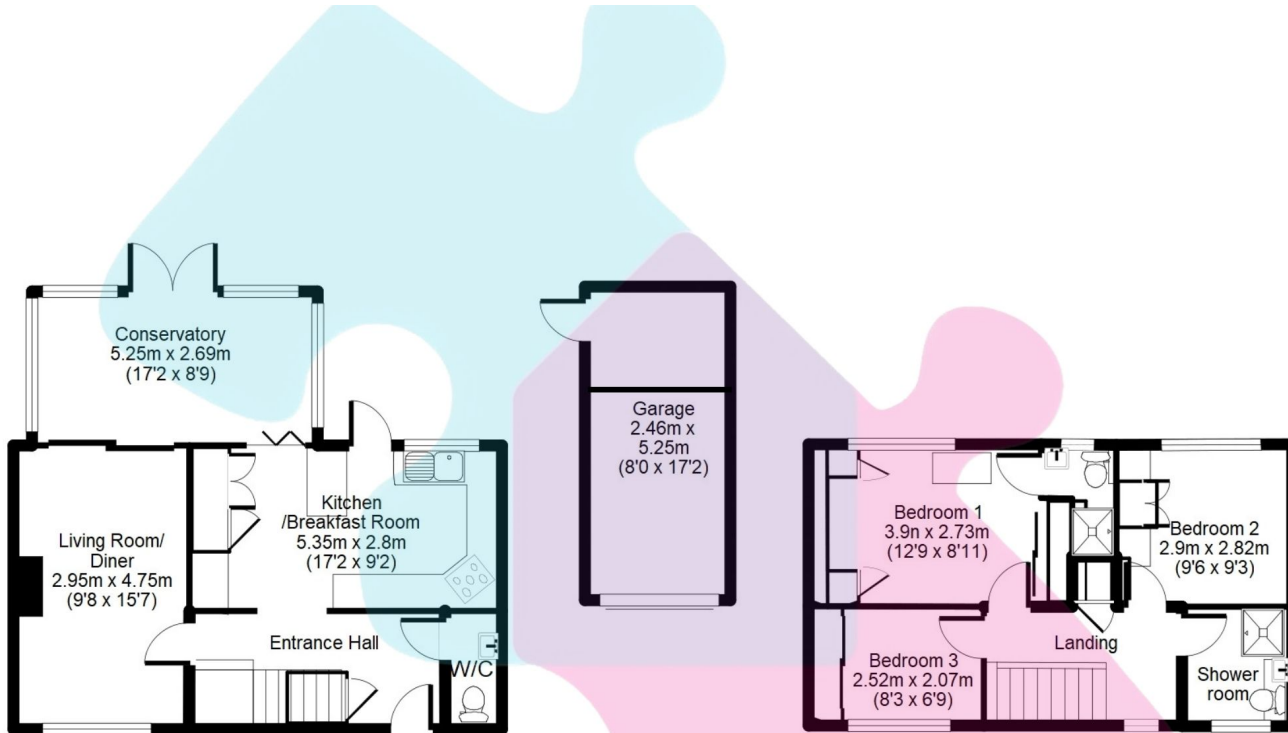
Offers in Excess of £450,000 Freehold

*NO ONWARD CHAIN! * Jigsaw Estates are pleased to present to the market this detached property situated towards the end of a quiet cul-de-sac on the ever popular Paddock Hill development in Frimley. The property is within walking distance of a number of local schools including Sandringham infants which is literally around the corner from the house, as well as Tomlinscote Secondary school & Frimley C of E. There is a local Tesco Express on the development and both Frimley & Frimley Green villages are only a short distance away. There is also has the added benefit of Frimley Park Hospital being just over a mile away and also giving easy access to Junction 4 of the M3.

Accommodation of the property comprises three bedrooms, a double aspect living room, a beautifully re-fitted kitchen/breakfast room with underfloor heating and a conservatory. Further benefits include a re-fitted family shower room, a separate en-suite shower room to Bedroom One, and a downstairs cloakroom. The property also has gas central heating and Upvc double glazing. To the rear there is a secluded and well maintained garden with large decked areas for entertaining and BBQ's and an artificial lawn enclosed by mature hedge borders. The detached garage has been split to offer a storage/workshop/office area to the



- CUL DE SAC LOCATION
- CLOSE TO LOCAL SCHOOLS
- RE-FITTED KITCHEN/BREAKFAST ROOM
- SECLUDED AND SUNNY ASPECT REAR GARDEN
- COUNCIL TAX BAND = D
- PADDOCK HILL
- THREE BEDROOMS
- CONSERVATORY
- NO ONWARD CHAIN



Approx. Total Floor Area:
98 Sq M = 1054 Sq Ft
(Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

