



Petworth Close, FRIMLEY, Surrey GU16 8XS

Offers in Excess of £500,000 Freehold

Jigsaw Estates are pleased to present to the market this detached family home situated in a quiet cul-de-sac location on the popular Paddock Hill development within walking distance to local schools.

Accommodation comprises three bedrooms, a large living room and a beautifully re-fitted kitchen/diner with range of integrated appliances and doors out to the rear garden. There is also access to the single garage directly from the kitchen which offers light and power. Additional features include a Upvc conservatory, downstairs W.C, a re-fitted family bathroom and gas central heating.

To the rear there is a secluded garden with a generous patio seating area with the remainder of the garden mainly laid to lawn with mature flower and shrub borders. There is also side access to the front. To the front you have a block paved driveway offering off street parking for two cars.

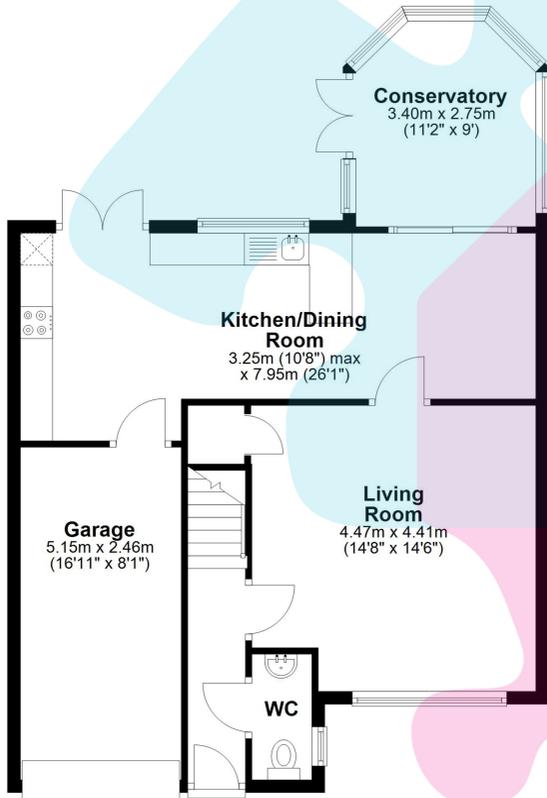
The property is conveniently situated to be within walking distance of some excellent local schools including Sandringham infant school (which is actually located on the development) as well as Tomlinscote secondary school. There are also a number of green spaces nearby with the Frimley Fuel allotments and Frimley Green Rec within easy reach. For local amenities there is a Tesco on the development and you can find both Frimley & Frimley Green villages within a mile or two of the house. It is also ideal for commuters with Junction 4 of the M3 and both Frimley and Farnborough train stations nearby.



- PADDOCK HILL
- THREE BEDROOMS
- CONSERVATORY
- FAMILY BATHROOM & CLOAKROOM
- CLOSE TO LOCAL SCHOOLS
- CUL-DE-SAC LOCATION
- STUNNING OPEN PLAN KITCHEN DINER
- GARAGE AND DRIVEWAY
- SECLUDED REAR GARDEN
- CLOSE TO FRIMLEY & FRIMLEY GREEN VILLAGES

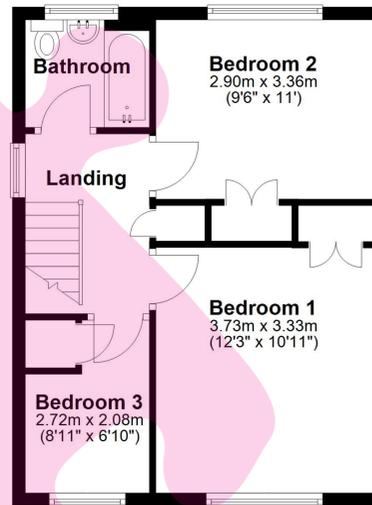
Ground Floor

Approx. 72.2 sq. metres (777.5 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



Total area: approx. 112.2 sq. metres (1208.0 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	76
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

