



Swallowtail Grove, Frimley, Camberley, Surrey GU16 9AE

PRICE £375,000 Freehold

FREEHOLD COACH HOUSE Jigsaw Estates are pleased to present to the market this beautifully presented and unique property situated on a small development within a stones throw of local woodland and Pine Ridge golf club.

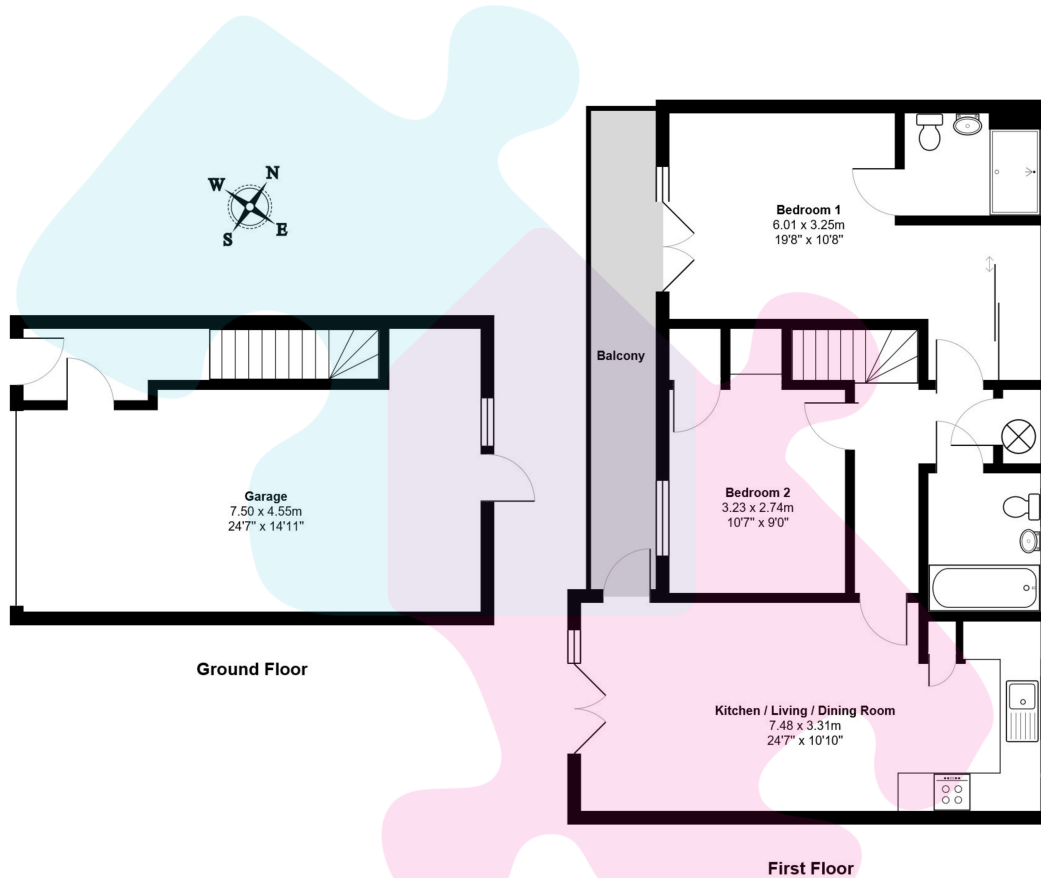
The property was built by Linden Homes and is accessed via a private entrance which leads into the ground floor entrance hall. Stairs lead up to the bright and airy first floor landing with the rest of the accommodation comprising two double bedrooms and a large open plan kitchen/living area with a range of integrated appliances. The property further benefits from an en-suite shower room to the principle bedroom with a further family bathroom. Doors from both the living room and principle bedroom allow access to the private balcony area. For additional outside space there is also a private garden which has been fully landscaped with a generous patio area. There is also rear access from the garden.

The integral garage offers additional parking or storage space or could be used for a home gym or workshop. There is also a driveway directly in front of the garage.

The property is located within easy reach of local amenities with some local shops on the neighbouring Heatherside development including a Sainsbury's. Both Frimley village and Camberley town centre are only a short drive away. There are also a number of excellent local schools nearby including Ravenscote & Tomlinscote. In our opinion, this would make the perfect first home or perhaps someone looking to downsize.

Development service charge £880 P/A





Total Area: 104.8 m² ... 1128 ft² (excluding balcony)

This floor plan is provided for representation purposes only, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. No responsibility will be taken for any errors, omission or mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that they are in working order.

- FREEHOLD COACH HOUSE
- IMMACULATE ORDER THROUGHOUT
- EN-SUITE & BATHROOM
- GARAGE AND DRIVEWAY
- CLOSE TO LOCAL SCHOOLS

- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING SPACE
- BALCONY & LANDSCAPED PRIVATE GARDEN
- CLOSE TO WOODLAND AND PINE RIDGE GOLD CLUB

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

