



Elgin Way, Frimley, Camberley, Surrey GU16 9YH

Offers in Excess of £500,000 Freehold

VENDOR SUITED WITH COMPLETE CHAIN ABOVE Jigsaw Estates are excited to present to the market this five bedroom link detached house situated in a quiet cul-de-sac on the ever popular Paddock Hill development.

The accommodation downstairs comprises a spacious living room and a re-fitted kitchen/breakfast room which opens directly into a beautiful conservatory dining area which has doors directly onto the rear garden. The current owners have converted the loft and so now you have five bedrooms arranged across the first and second floors with the principle bedroom also having been extended. There are also bath facilities on both floors.

The garden has been fully landscaped and is a perfect sun trap for those summer evenings. There is access directly from the rear garden into the garage which offers power and light with driveway parking directly in front.

The property is ideally positioned to be within a stones throw of a number of excellent local schools including Sandringham infant school which is literally at the top of the road as well as Tomlinscote & Ravenscote being within easy reach. There is a local Tesco within walking distance with Frimley Village and the local Waitrose only a mile or so away. Viewings are highly recommended!

COUNCIL TAX BAND - D



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Approximate Area = 1204 sq ft / 111.8 sq m

Limited Use Area(s) = 85 sq ft / 7.8 sq m

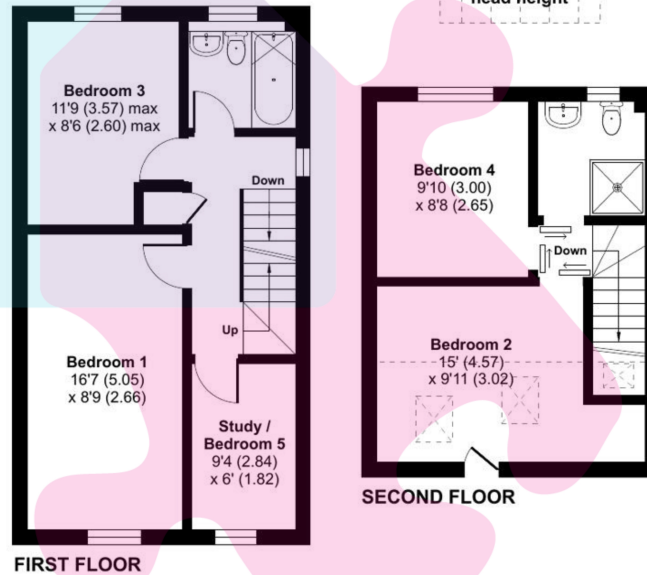
Garage = 145 sq ft / 13.4 sq m

Total = 1434 sq ft / 133 sq m

For identification only - Not to scale



Denotes restricted
head height



FIRST FLOOR

SECOND FLOOR

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.

- VENDOR SUITED WITH COMPLETE CHAIN ABOVE
- LIVING ROOM
- CONSERVATORY/DINING ROOM
- BATHROOM & SHOWER ROOM
- DRIVEWAY PARKING
- WALKING DISTANCE TO LOCAL SCHOOLS

- FIVE BEDROOMS
- RE-FITTED KITCHEN
- SUNNY ASPECT & LANDSCAPED REAR GARDEN
- GARAGE
- CUL-DE-SAC SETTING
- CLOSE TO LOCAL AMENITIES

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	83
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

