

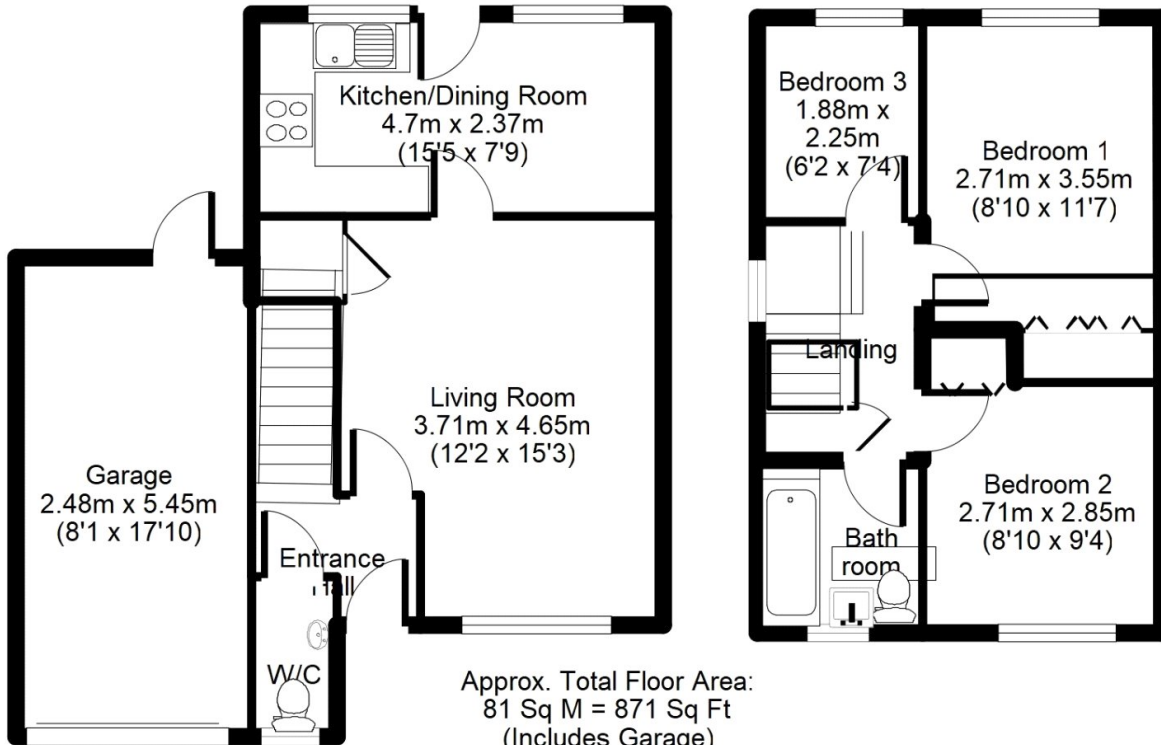


Membury Close, Frimley, CAMBERLEY, GU16 9FJ

Offers in Excess of £400,000 Freehold

VIDEO TOUR AVAILABLE Jigsaw Estates is pleased to present to the market this link detached property on the ever popular Paddock Hill development. The property is very close to the local park, within easy access of local shops and woodland walks as well as Frimley & Frimley Green village centres. There are also a number of local schools within close proximity including Sandringham Infant & Nursery school, Ravenscote Junior & Tomlinscote. The accommodation of the property comprises three bedrooms, a living room and kitchen/breakfast room. Further benefits include a downstairs cloakroom, family bathroom and gas central heating. Outside to the rear is a secluded garden with patio, side access and an outside garden office. To the front of the property there is a driveway and a single garage with light and power. Viewings are highly recommended.





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

- THREE BEDROOMS
- CUL-DE-SAC LOCATION
- PADDOCK HILL
- 2 MINUTES WALK FROM LOCAL PARK & PLAYING FIELDS
- CLOSE TO SHOPS AND FRIMLEY & FRIMLEY GREEN
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- GARDEN OFFICE
- GAS CENTRAL HEATING
- GARAGE
- PRIVATE REAR GARDEN
- DRIVEWAY PARKING

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		85
(69 to 80) C		
(55 to 68) D		69
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

