



## Fern Close, FRIMLEY, Surrey GU16 9QU

PRICE £850,000 Freehold

A beautifully presented five bedroom detached family home, situated in a highly sought-after and quiet cul-de-sac location, just a short distance from the highly regarded Tomlinscote and Ravenscote schools.

The property is offered in lovely order throughout and provides spacious and versatile accommodation ideal for modern family living. To the ground floor there is a generous front-to-back living room, a large family room, cloakroom, and a beautifully refitted kitchen/breakfast room providing an excellent space for both everyday living and entertaining. There is also a utility room.

To the first floor the property offers five well-proportioned bedrooms, including a large double aspect principal bedroom with en-suite shower room. The remaining bedrooms are served by a spacious family bathroom.

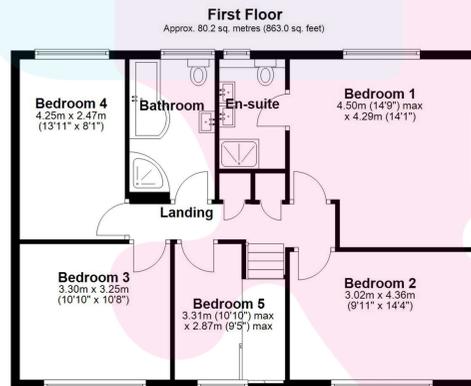
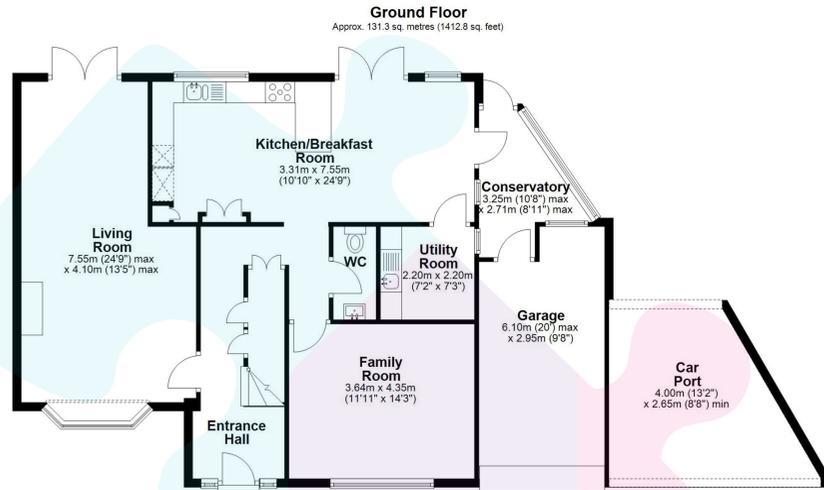
Externally, the property enjoys a well-maintained rear garden, featuring a large patio area immediately adjoining the house, ideal for outdoor dining and entertaining, with steps leading up to a substantial lawned area. At the rear of the garden there is a further seating area, providing an additional private space to relax.

To the side of the property is a small conservatory area, which leads through to the single garage with light and power. To the front, the property benefits from a gravel in-and-out driveway, providing ample parking, along with a car port to the side.

The home is ideally located close to the local amenities of the popular Heatherside development, while Pine Ridge Golf Club is also situated



- 5 BEDROOMS
- LARGE LIVING ROOM
- RE-FITTED KITCHEN/BREAKFAST ROOM & UTILITY
- IN AND OUT DRIVEWAY WITH GARAGE AND CAR PORT
- CLOSE TO LOCAL AMENITIES
- EN-SUITE TO BEDROOM ONE
- FAMILY ROOM
- GENEROUS SECLUDED GARDEN
- CLOSE TO LOCAL SCHOOLS



Total area: approx. 211.4 sq. metres (2275.8 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.G2WINS.NET. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		72	77
		EU Directive 2002/91/EC	

