

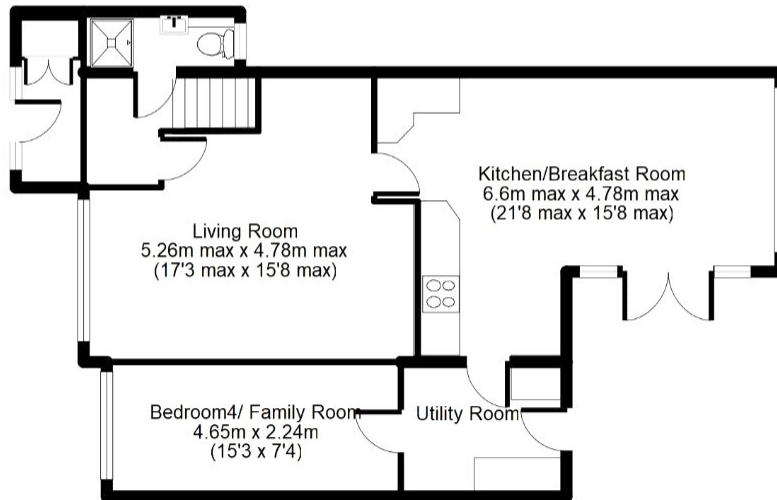
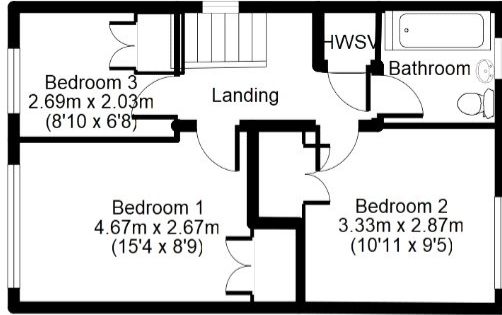


Field Lane, Frimley, GU16 8JZ

OFFERS IN EXCESS OF £450,000 Freehold

**\*\*OPEN DAY SATURDAY 2ND OCTOBER 10AM-2PM - BY APPOINTMENT ONLY\*\***  
Jigsaw Estates are proud to offer this extended detached family home on the edge of the ever popular Paddock Hill development of Frimley. There are three bedrooms upstairs all with built in wardrobes and a family bathroom. Downstairs the sellers have updated the entrance hall including a new front door, this leads onto the family living room. From here you enter the refitted stylish two-tone kitchen/breakfast room which is less than a year old and has been continued into the utility room. The kitchen has been extended to give a vaulted space perfect for a relaxing space overlooking the south facing garden. The garage has been converted into a bedroom/family room. There is a driveway and the property is located close to local schools (Sandringham Infants & Nursery, Lakeside Primary & Tomlinscote Secondary) and amenities.





Approx. Total Floor Area:  
114 Sq M = 1227 Sq Ft

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

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- **EXTENDED DETACHED FAMILY HOME**
- **CLOSE TO LOCAL SCHOOLS & AMENITIES**
- **THREE BEDROOMS**

- **REFITTED KITCHEN BREAKFAST ROOM FLOWING INTO VAULTED EXTENSION ROOM**
- **REFITTED UTILITY ROOM**
- **FAMILY ROOM/BEDROOM 4 (FORMERLY THE GARAGE)**
- **SOUTH FACING REAR GARDEN**
- **DRIVEWAY PARKING**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(56 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>56</b>	
England, Wales & N.Ireland		
	EU Directive 2002/91/EC	

