



Pevensey Way, FRIMLEY, Surrey GU16 9UU

PRICE £750,000 Freehold

Jigsaw Estates are pleased to offer to the market this well presented detached family home situated on the ever popular Paddock Hill development on the borders of Frimley & Frimley Green.

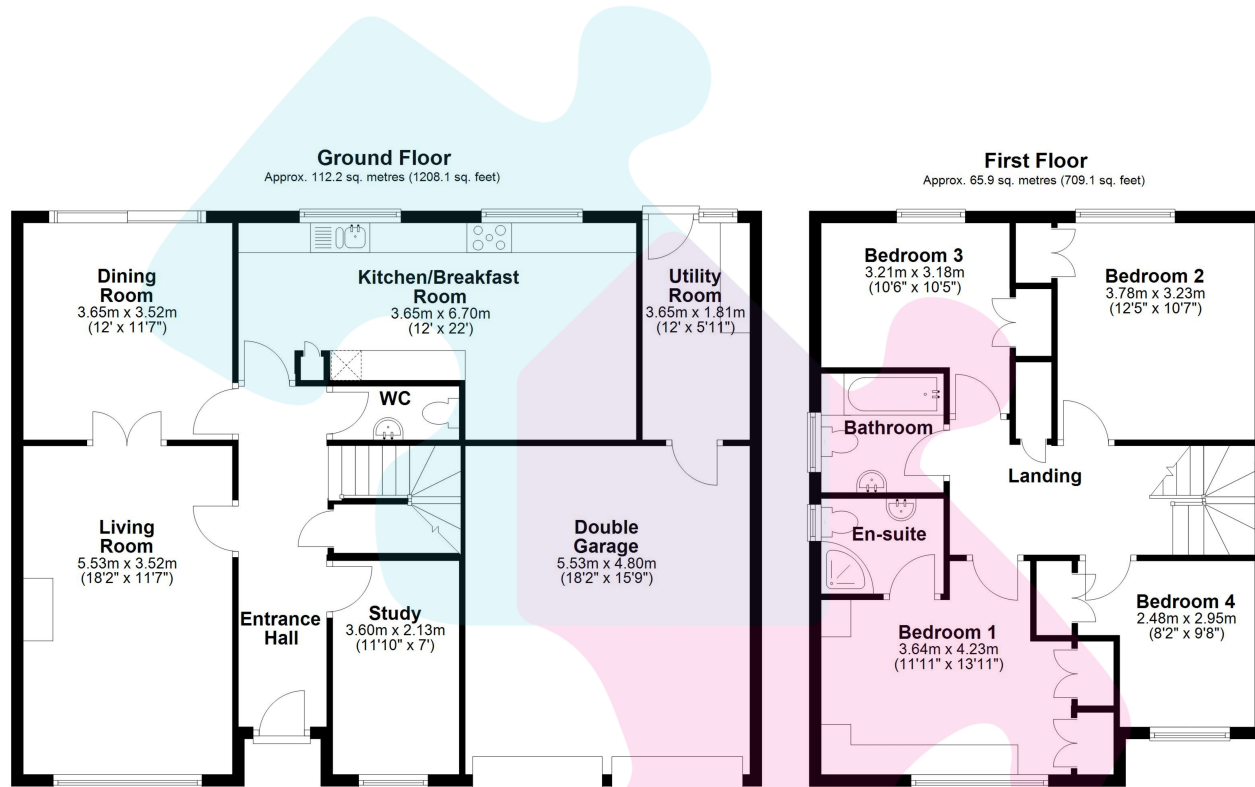
The property offers four bedrooms, a living room, dining room, study and a re-fitted kitchen/breakfast room. Further benefits include a downstairs cloakroom, utility room, family bathroom and en-suite shower room to the principle bedroom. The property also has a double garage with electric doors and can also be accessed via the utility room. There is also the possibility to extend over the garage (subject to obtaining the correct planning permissions).

Outside to the rear is a beautifully maintained garden with patio areas and side access. The garden is enclosed by a range of mature flower and shrub borders with the remainder of the garden being mainly laid to lawn. To the front there is a block paved driveway offering parking for two cars.

Paddock Hill is an incredibly popular location due to its proximity to some of the most sought after schools in the area including Tomlinscote and Sandringham infant school. There is a Tesco local located at the bottom of the road and Frimley Green & Frimley villages are both within easy reach. For the keen walkers, runners or dog owners, the Frimley fuel allotments are located just on the borders of the development and offer acres of woodland walks.

Viewings are highly recommended.





Total area: approx. 178.1 sq. metres (1917.2 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.G-Whis.net
 Plan produced using PlanUp.

- FOUR BEDROOMS
- CUL-DE-SAC POSITION
- RE-FITTED KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- DOUBLE GARAGE WITH ELECTRIC DOORS
- PADDOCK HILL
- THREE RECEPTION ROOMS
- EN-SUITE & FAMILY BATHROOM
- BEAUTIFULLY MAINTAINED REAR GARDEN
- POTENTIAL TO EXTEND (S.T.P.P)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

