



**Blythwood Drive, Frimley, Camberley, Surrey GU16 8TY**

**PRICE £500,000 Freehold**

**\*NO ONWARD CHAIN\*** Jigsaw Estates are please to present to the market this link detached property situated in a convenient location within walking distance of Frimley Park Hospital and local schools.

Accommodation comprises three bedrooms, living room, dining room/study and kitchen/breakfast room. Further benefits include a downstairs cloakroom, family bathroom, Upvc double glazing and gas central heating. There is a double length garage which can be accessed directly from the house and offers power and light. To the rear there is a secluded and sunny aspect garden with patio area and side access to the front of the house.

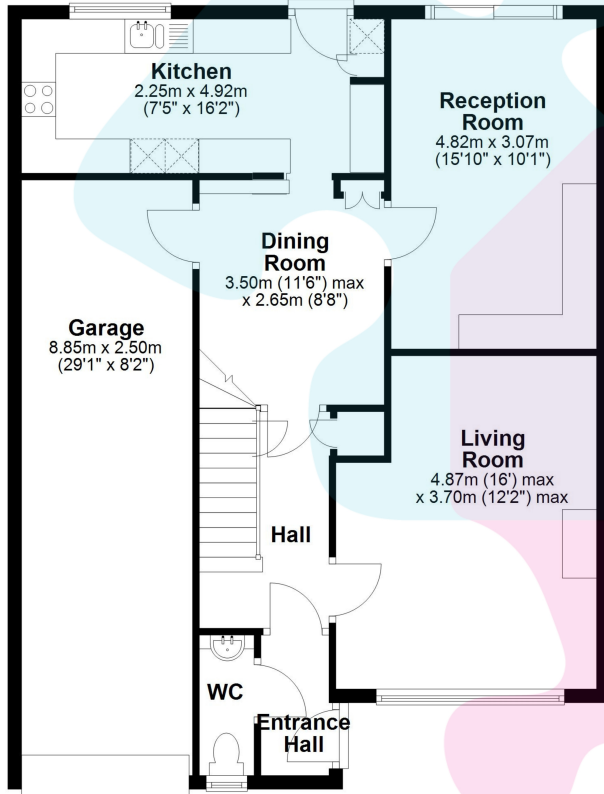
The location is ideal for families with a playing field located behind the property, the local park is less than a mile away and the Grove Primary school and Tomlinscote secondary school are both within easy reach. Frimley village offers a Waitrose supermarket as well as a number of other amenities including pubs, cafe's and a train station and there is also access to Junction 4 of the M3.



- THREE BEDROOMS
- SECLUDED REAR GARDEN
- DRIVEWAY PARKING
- CLOSE TO LOCAL SCHOOLS
- EXCELLENT TRANSPORT LINKS
- TWO/THREE RECEPTION ROOMS
- DOUBLE LENGTH GARAGE
- NO ONWARD CHAIN
- WALKING DISTANCE TO FRIMLEY PARK HOSPITAL

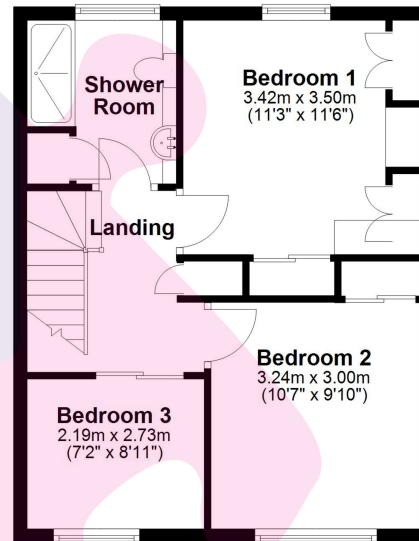
### Ground Floor

Approx. 85.8 sq. metres (923.3 sq. feet)



### First Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



Total area: approx. 128.4 sq. metres (1382.2 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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>80</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>63</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>63</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

