



Rydal, Bedford Crescent, Frimley Green, Camberley, Surrey

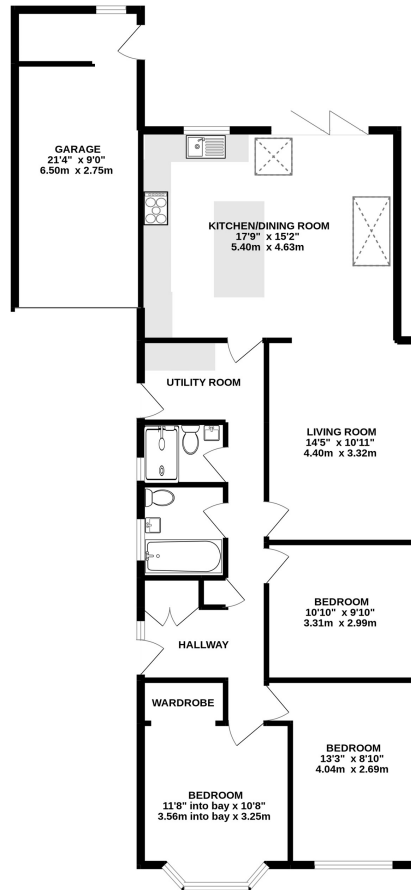
OFFERS IN EXCESS OF £600,000

Jigsaw Estates are pleased to offer this rarely available, deceptively spacious and immaculately presented detached bungalow situated within a few minutes walk of the village green with its shops, bakery, pubs and Church of England School and Cross Farm Infants School. Accommodation comprises three double bedrooms (main bedroom with a walk in wardrobe area), refitted shower room, refitted bathroom, utility area, living room and an impressive 17ft x 15ft kitchen/dining room with underfloor heating and bi-fold doors onto the rear garden. The garden is of a generous size with a high degree of privacy and a large sandstone patio. The recently block paved driveway accommodates parking for 5/6 vehicles and leads to a detached garage with an electric roller door. The owners have had the property re-wired, re-plumbed and re-plastered.



Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed

GROUND FLOOR
1220 sq.ft. (113.3 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- IMMACULATELY PRESENTED DETACHED BUNGALOW
- APPROX 17FT X 15FT KITCHEN/DINING ROOM WITH UNDERFLOOR HEATING & BI-FOLD DOORS
- LIVING ROOM
- UTILITY AREA
- LARGE PRIVATE GARDEN
- THREE DOUBLE BEDROOMS
- LARGE DRIVEWAY AND GARAGE WITH ELECTRIC DOOR
- REFITTED SHOWER ROOM AND REFITTED BATHROOM
- QUIET POSITION WITHIN A 2 MINUTE WALK TO THE VILLAGE GREEN
- REWIRED, REPLASTERED AND NEW PLUMBING

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C	70	
(55 to 68) D		
(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 