



## 8 Osborne Close

Frimley, GU16 9YD

Asking Price £450,000

Situated on the ever-popular Paddock Hill development, this well-presented three-bedroom home offers spacious and versatile accommodation.

The property has been extended to the rear, creating a superb 19'9ft x 15'11ft lounge, furthermore this is complimented by the modern 17ft refitted kitchen and a convenient cloakroom.

Upstairs, there are three generously sized bedrooms and a stylishly fitted family bathroom.

Externally, the property features a low-maintenance front garden and a tiered rear garden, along with a garage and allocated parking for two cars.

Osborne Close is ideally located close to Tomlinscote and Ravenscote schools, as well as a variety of local shops. Frimley itself lies just south of Camberley and is within one mile of Junction 4 of the M3 motorway. Frimley railway station offers links to Guildford, Ascot and London Waterloo, with mainline services to Waterloo available at nearby Farnborough station.

- Extended to the rear
- 3 great size bedrooms
- Refitted kitchen dining room
- Superb extended lounge
- Garage and parking
- Enclosed south facing garden
- Cul de sac location
- Close to shops and schools
- Council tax band D
- EPC energy rating band (c) 75

### Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.



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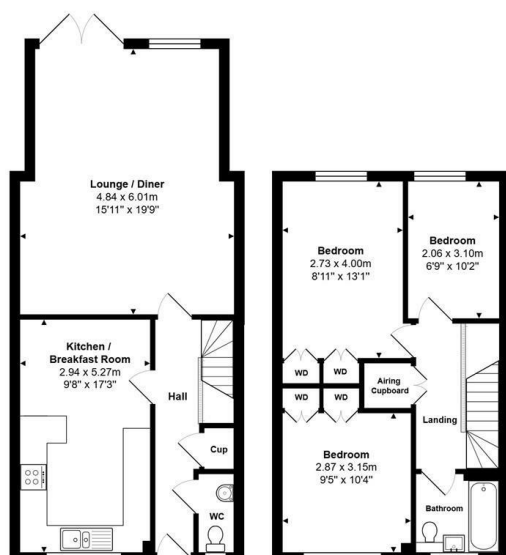


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## Floor Plan



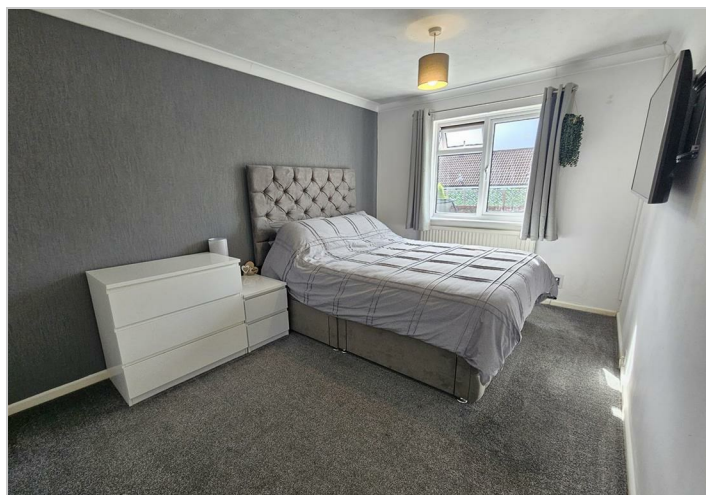
Total Area: 94.2 m<sup>2</sup> ... 1014 ft<sup>2</sup>

## Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		75	81
<p>Not energy efficient - higher running costs</p>		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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