



## 8 Osborne Close

Frimley, GU16 9YD

Asking Price £425,000

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.

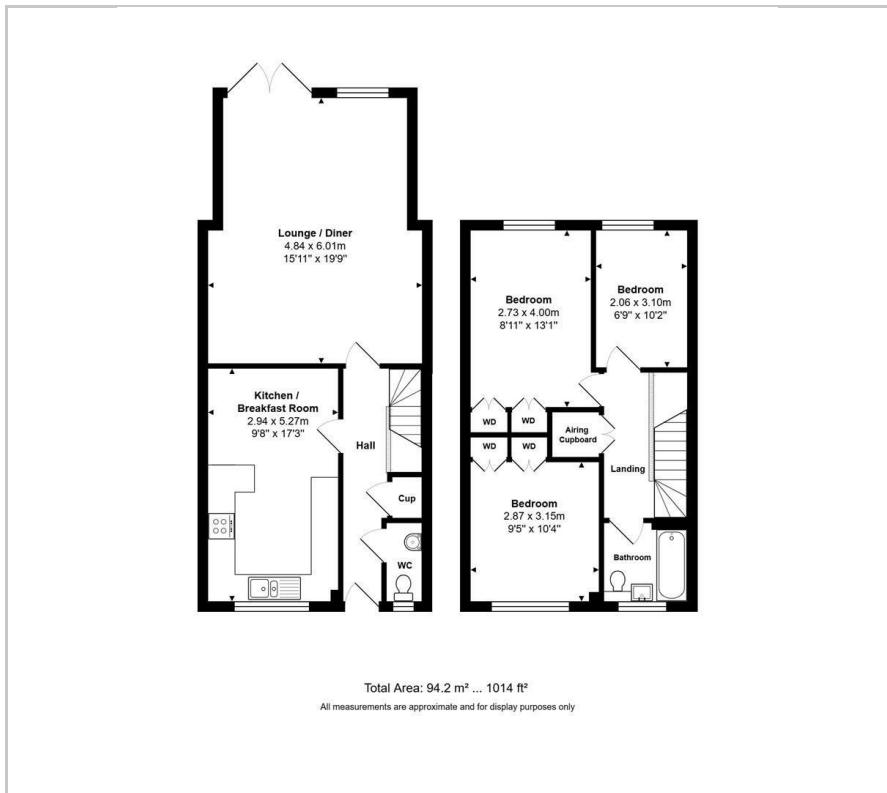
- Extended to the rear
- 3 great size bedrooms
- Refitted kitchen dining room
- Superb extended lounge
- Garage and parking
- Enclosed south facing garden
- Cul de sac location
- Close to shops and schools
- Council tax band D
- EPC energy rating band (c) 75

### 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.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	87
(81-91)		B	75
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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