

34 Pevensey Way, Frimley,
CAMBERLEY, Surrey. GU16 9YJ.



£520,000 Freehold



A four double bedroom detached house situated on the favoured Paddock Hill development being within easy reach of local shops, schools and recreation ground. The property offers good size family accommodation comprising of a lounge/dining room, cloakroom, conservatory and kitchen on the ground floor and on the first floor there are four double bedrooms and bathroom. Outside is a garage and westerly facing garden in excess of 60' long. The property is set back from the road and is convenient for Frimley Park Hospital, railway station, junction 4 of the M3 motorway and is within Tomlinscote school catchment area and has gas fired central heating by radiators and sealed unit double glazed windows.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
61	81

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
56	78

EU Directive 2002/91/EC

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The Property Ombudsman
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Entrance Hall

Wood effect laminate floor, double built in storage cupboard with plumbing for a washing machine, deep under stairs cupboard.

Cloakroom

White suite comprising of a low level wc, pedestal wash basin, double glazed frosted window, radiator.

Double Aspect Lounge/Dining Room

18' 4" x 14' 9" (5.59m x 4.50m) L Shaped Room. Two double radiators, deep silled double glazed window, sliding double glazed doors leading to -

Conservatory

13' 3" x 11' 7" (4.04m x 3.53m) Ceramic tiled floor, gas heater, double glazed windows and door to the rear garden.

Kitchen

10' 4" x 9' 5" (3.15m x 2.87m) One and a half bowl, single drainer sink unit, working surfaces with a range of high and low level units in a light wood colour, ceramic tiled floor, wall mounted Glow Worm gas fired central heating boiler, built in five burner gas hob with oven below and extractor hood over, part tiled walls, space and plumbing for a dish washer, door to outside.

First Floor Landing

Access to a loft, airing cupboard housing a lagged hot water tank.

Bedroom One

12' 10" x 10' 4" (3.91m x 3.15m) Double radiator, double glazed window, fitted wardrobes.

Bedroom Two

11' 5" x 9' 9" (3.48m x 2.97m) Radiator, double glazed window.

Bedroom Three

10' 5" x 8' (3.18m x 2.44m) Radiator, double glazed window.

Bedroom Four

9' 9" x 7' 11" (2.97m x 2.41m) Radiator, double glazed window.

Bathroom

White suite comprising of a panelled bath with separate shower unit and a tiled surround, wash hand basin, low level wc, inset ceiling down lights, ladder style heated towel rail, double glazed window.

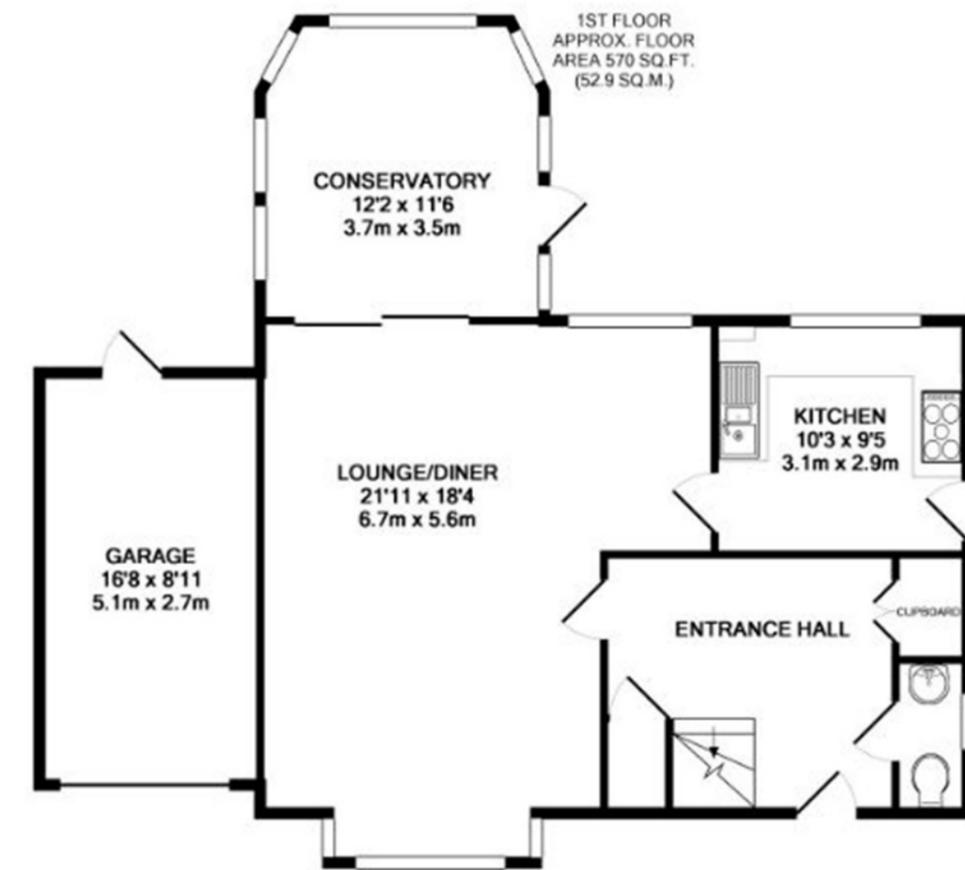
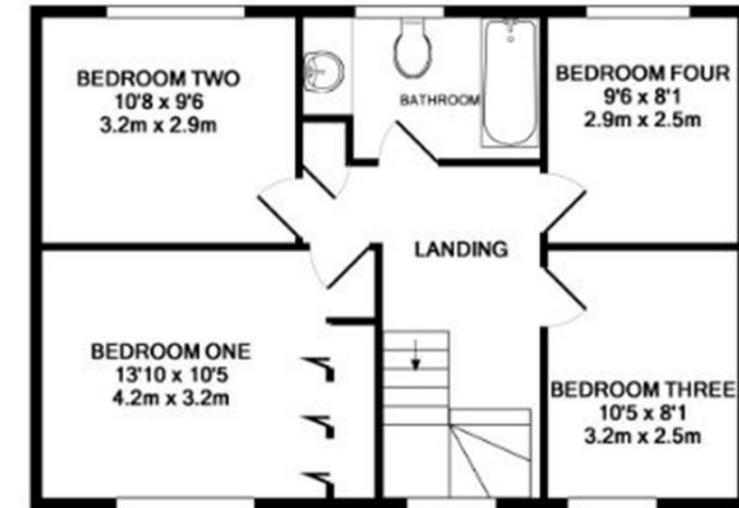
Outside Rear Garden

Extending to over 60` long having a westerly aspect. Paved patio with an expanse of shaped lawn beyond with well stocked borders enclosed by close boarded fencing. Outside water tap, side access with timber shed and gate leading to -

Front Garden.

Garage

16' 9" x 8' 6" (5.11m x 2.59m) Up and over door, light and power, roof void storage, rear personal door.



1ST FLOOR
APPROX. FLOOR
AREA 570 SQ. FT.
(52.9 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 870 SQ. FT.
(80.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1440 SQ.FT. (133.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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