

80 Sandringham Way, Frimley,
Camberley, Surrey. GU16 9YE.

£330,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(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		71	74

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		67	69



A three bedroom link detached house situated on the sought after Paddock Hill development being within walking distance of local schools and shops. The accommodation offers a living room, kitchen/breakfast room, conservatory and cloakroom on the ground floor with three bedrooms and a family bathroom on the first floor. Rear garden with timber shed and a fish pond. The garage has front and rear access doors and a driveway for off road parking. The property has gas fired central heating.

The Property Ombudsman
APPROVED CODE
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Entrance Hall

Radiator, stairs to first floor.

Cloakroom

Coloured suite comprising low level wc, wash basin, radiator, front aspect window.

Living Room

14'10 x 10'6 (4.5m x 3.2m) Radiator, front aspect window. tv aerial point., door to under stairs cupboard, door to -

Kitchen/Breakfast Room

15'0 x 8'6 (4.6m x 2.6m) Kitchen area - Single bowl, single drainer sink with adjoining worktops and a range of high and low level units, space for freestanding cooker and fridge/freezer, space and plumbing for washing machine. rear aspect window. Dining area: radiator, sliding patio doors to -

Conservatory

12'10 x 8'9 (3.9m x 2.7m) Of wood and glass construction with a uPVC roof, door to Garden.

First Floor

First Floor Landing

Access to loft, airing cupboard, doors to -

Bedroom 1

12'1 x 8'8 (3.7m x 2.6m) Range of built-in wardrobes and cupboards, radiator, front aspect box window.

Bedroom 2

9'3 x 8'2 (2.8m x 2.5m) Radiator, rear aspect window, built-in wardrobe with sliding mirrored doors.

Bedroom 3

9'0 (into door) x 6'3 (2.7m (into door) x 1.9m) Radiator, front aspect window, bulkhead storage cupboard.

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin, low level wc, radiator, rear aspect window.

Outside

Front Garden

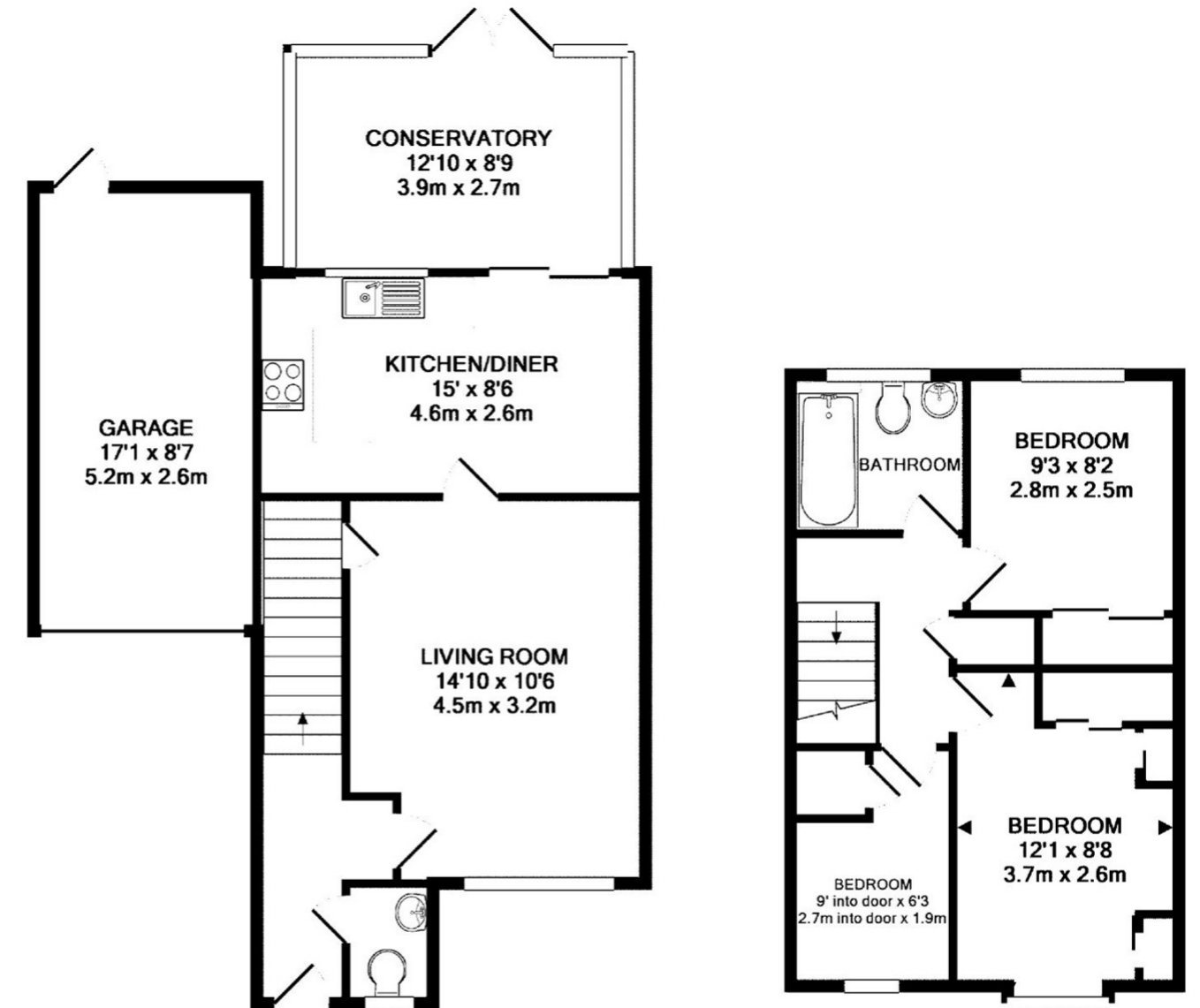
Driveway access to Garage.

Rear Garden

Enclosed by closed board fencing, timber garden shed, large fish pond,

Garage

17'1 x 8'7 (5.2m x 2.6m) Up and over door to front, rear aspect part glazed door to garden, wall mounted gas fired central heating boiler.



GROUND FLOOR
APPROX. FLOOR
AREA 639 SQ.FT.
(59.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 992 SQ.FT. (92.1 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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